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EXPERIENCE EXCHANGE REPORT

Income/Expense Analysis For Office Buildings

BOMA
INTERNATIONAL

Building Owners & Managers Association International

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Foreword

This year, the *1988 BOMA Experience Exchange Report* has a bold new look created to reflect the high quality income and expense data we have gathered, analyzed, and published for the office building industry's benefit.

As you turn the pages, you will immediately notice the crisp and clear new tables that have been redesigned with you, the user, in mind. We have also added some new information features to the *1988 BOMA Experience Exchange Report*, including new National Occupancy/Location tables in the National Cross-Tabulations section.

The National Occupancy/Location tables depict operating income and expenses for office buildings that are less than 75% occupied. Data is reported for buildings in three occupancy ranges: 0-25% occupied, 25-50% occupied, and 50-75% occupied. With the addition of these new National Occupancy/Location tables, BOMA International has made a commitment to report income and expense information that represents the true experience of all commercial office buildings throughout North America.

In addition to our new information features, we also have implemented an improved data quality proofing system to help assure that the information we present is as accurate and reliable as possible.

On behalf of BOMA International, thank you to all who participated in the *1988 BOMA Experience Exchange Report* survey and to all who support our efforts. Your participation and support is the key to our success.

Norman J. Short, RPA
Chairman
Experience Exchange Report Section

Acknowledgments

We are indebted to the members of the Experience Exchange Report Section and the following BOMA members for their continuing support and invaluable guidance in the advancement of the *Experience Exchange Report*:

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BOMA International would like to recognize those individuals contributing building data to the survey: Each and every participant is an important part of this publication, and only through these efforts are we able to present this information to the industry. We would also like to thank BOMA Executives, Presidents, and members for volunteering long hours in the promotion of the *Experience Exchange Report* survey drive.

A name missing from the masthead this year is that of J. Kenneth Sugarman, former Director of Research Information. While Ken has recently resigned from BOMA International to take a new job, much of the improvement in the *Experience Exchange Report* this year is directly attributable to his enthusiastic and persevering efforts. We are grateful for his contributions to this publication.

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A User's Guide

The *BOMA Experience Exchange Report* provides published tables of operating income and expense data for office buildings throughout North America. The data is based on a voluntary survey of over 4,000 office building owners and managers whose buildings represent a wide and varied selection of office space. Building owners and managers receive the survey forms (Appendix A contains a sample form) in January of each year and return the forms to BOMA International by March 15th. BOMA International reviews the forms and compiles the data statistically into tables during April and May; publication and distribution of the book occurs in June.

Data Compilation

A completed *Experience Exchange Report* survey form contains information about a building's yearly operating costs and rental income, as well as data on the building's use and operating characteristics. The income and expense data is categorized according to the functional accounting categories outlined in the BOMA Functional Accounting Guide (Appendix C). Respondents are asked to measure and report space according to the *BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings* (Appendix D).

How Data Contributors Benefit

Building owners and managers who complete the survey forms each year not only support one of the industry's leading tools for monitoring and analyzing building performance but also receive an Expense Performance Comparison analysis for each building they submit. The Expense Performance Comparison analysis compares a respondent's actual operating expenses with similar buildings in their area on a line-by-line basis.

Organization of the *Experience Exchange Report*

The following material presents an explanation of how to interpret the data figures presented in the analyses.

The *Experience Exchange Report* contains four major sections of analyses: U.S. Private Sector, U.S. Government Sector, Canada Private Sector, and Canada Government Sector. Within each sector the analyses are grouped according to Cities, Special Studies, and National Cross-Tabulations. The city analyses appear in alphabetical order, with up to 12 analyses for each city. For each city, depending on sample size, sub-analyses distinguish building performance according to location (downtown vs. suburban) and building size.

Special studies contain analyses on specific types of office buildings, including comparisons of buildings reporting each year, all-electric buildings, and single purpose buildings.

The National Cross-Tabulations grouping provides analyses sorted by building location, age, size, and height characteristics.

With the exception of the National Cross-Tabulations tables that disaggregate buildings by occupancy levels, all of the tables reflect buildings that satisfied the following criteria in 1987:

1. At least 70% of the building rentable space is allocated to office type occupants.

2. The average occupancy level for 1987 for the office space was 50% or higher.

Thus, these tables reliably report income and expenses for properties that experienced traditionally prevalent operating conditions. The National Occupancy/Location tables report income and expenses for properties experiencing less than 50% occupancy (annual average), so that the input of lower occupancy levels on expenses can be examined.

TRENDS

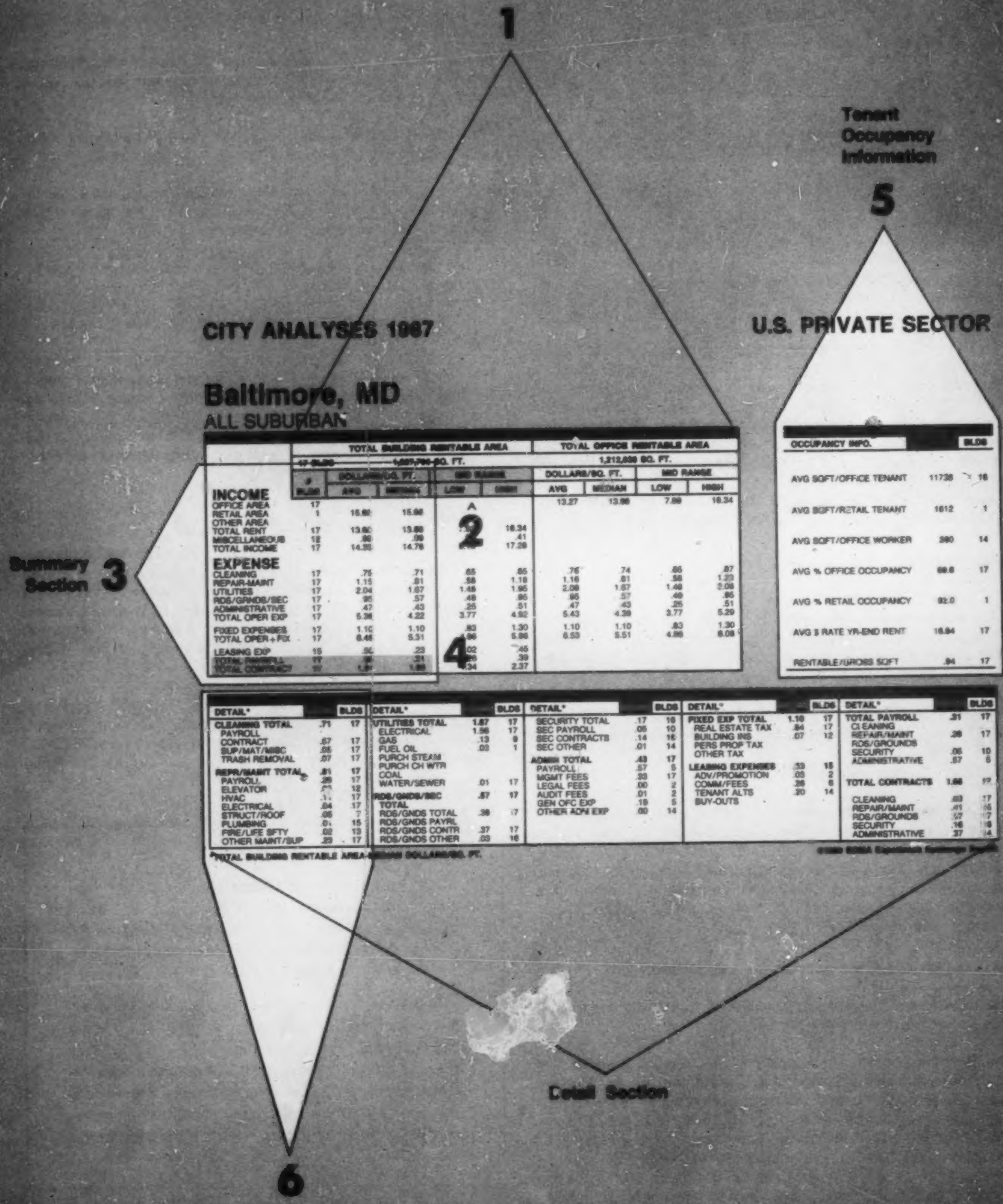
In 1987 BOMA International developed a new companion publication to the *BOMA Experience Exchange Report* called *TRENDS*. Developed from the *BOMA Experience Exchange Report's* comprehensive database, *TRENDS* provides important historical income and expense percentage change data for 5 years along with linear graphs to visually track economic activity in order to make better economic forecasts.

TRENDS is not intended as a substitute for the *BOMA Experience Exchange Report*. The *BOMA Experience Exchange Report* provides actual dollars per square foot information by city; *TRENDS* does not. For more information, please contact the BOMA International Research Department at (202) 289-7000.

Caveat

BOMA International has taken extreme care and exercised high standards of statistical procedures in processing and reporting data in this *Experience Exchange Report* and offers it as a useful service to the office building industry and the public.

However, data is presented with no warranty, either expressed or implied, as to its accuracy; BOMA International assumes no legal responsibility for the accuracy of the statistical presentations, comments, or other information contained herein. Neither does it assume any responsibility for the outcome of decisions, contracts, commitments, or obligations made on the basis of this information.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CITY ANALYSES 1987

U.S. PRIVATE SECTOR

Baltimore, MD
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDG	1,[illegible] SQ. FT.				1,212,[illegible] SQ. FT.			
	# BLDG	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					13.27	13.98	7.88	16.34
RETAIL AREA	1	15.66	15.96						
OTHER AREA									
TOTAL RENT	17	13.60	13.88	[illegible]	16.34				
MISCELLANEOUS	12	.86	.09	[illegible]	.41				
TOTAL INCOME	17	14.35	14.76	[illegible]	17.28				
EXPENSE									
CLEANING	17	.76	.71	.65	.85	.76	.74	.65	.87
REPAIR-MAINT	17	1.15	.81	.58	1.18	1.16	.81	.58	1.23
UTILITIES	17	2.04	1.67	1.48	1.95	2.08	1.67	1.48	2.08
RDS/GRNDS/SEC	17	.95	.57	.48	.86	.95	.57	.40	.85
ADMINISTRATIVE	17	.47	.43	.25	.51	.47	.43	.25	.51
TOTAL OPER EXP	17	5.36	4.22	3.77	4.92	5.43	4.38	3.77	5.29
FIXED EXPENSES	17	1.10	1.10	.83	1.30	1.10	1.10	.83	1.30
TOTAL OPER + FIX	17	6.46	5.51	4.86	5.86	6.53	5.51	4.86	6.08
LEASING EXP	15	.56	.23	.02	.45				
TOTAL PAYROLL	17	[illegible]	.31	[illegible]	.39				
TOTAL CONTRACT	17	[illegible]	1.66	.34	2.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11736	16
AVG SQFT/RETAIL TENANT	1612	1
AVG SQFT/OFFICE WORKER	280	14
AVG % OFFICE OCCUPANCY	89.8	17
AVG % RETAIL OCCUPANCY	92.0	1
AVG $ RATE YR-END RENT	16.84	17
RENTABLE/GROSS SQFT	.94	17

DETAIL*		BLDS
CLEANING TOTAL	.71	17
PAYROLL		
CONTRACT	.67	17
SUP/MAT/MISC	.05	17
TRASH REMOVAL	.07	17
REPR/MAINT TOTAL	.81	17
PAYROLL	.28	17
ELEVATOR	[illegible]	12
HVAC	[illegible]	17
ELECTRICAL	.04	17
STRUCT/ROOF	.05	7
PLUMBING	[illegible]	15
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.23	17

DETAIL*		BLDS
UTILITIES TOTAL	1.67	17
ELECTRICAL	1.56	17
GAS	.13	9
FUEL OIL	.03	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.01	17
RDS/GNDS/SEC TOTAL	.57	17
RDS/GNDS TOTAL	.38	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.37	17
RDS/GNDS OTHER	.03	16

DETAIL*		BLDS
SECURITY TOTAL	.17	16
SEC PAYROLL	.06	10
SEC CONTRACTS	.14	16
SEC OTHER	.01	14
ADMIN TOTAL	.43	17
PAYROLL	.57	5
MGMT FEES	.33	17
LEGAL FEES	.00	2
AUDIT FEES	.01	2
GEN OFC EXP	.19	5
OTHER ADM EXP	.00	14

DETAIL*		BLDS
FIXED EXP TOTAL	1.10	17
REAL ESTATE TAX	.84	17
BUILDING INS	.07	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.33	15
ADV/PROMOTION	.03	2
COMM/FEES	.28	6
TENANT ALTS	.30	14
BUY-OUTS		

DETAIL*		BLDS
TOTAL PAYROLL	.31	17
CLEANING		
REPAIR/MAINT	.28	17
RDS/GROUNDS		
SECURITY	.06	10
ADMINISTRATIVE	.57	5
TOTAL CONTRACTS	1.66	17
CLEANING	.63	17
REPAIR/MAINT	.41	16
RDS/GROUNDS	.57	17
SECURITY	.16	16
ADMINISTRATIVE	.37	14

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

©[illegible] BOMA Experience Exchange Report

Sample Analysis

Explanation of the Analysis Format

The basic format of the analyses contained in the *BOMA Experience Exchange Report* consists of three sections. The top lefthand section provides income and expense Summary Data, the righthand provides Tenant/Occupancy Information, and the bottom portion supplies Expense Detail Data.

Summary Section

This section provides summary totals for 6 income and 11 expense categories.

The left side of the upper Summary Section presents income and expense figures for the Total Building Rentable Area (Office + Retail + Other). The right side provides figures for Total Office Rentable Area only. Most survey respondents use the *BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings* (Appendix D) to determine rentable area.

Under the Total Rentable Area headings are the number of buildings reporting in the analysis and the corresponding total building and total office square footage of those buildings.

1

	TOTAL BUILDING RENTABLE AREA	TOTAL OFFICE RENTABLE AREA
17 BLDS	1,227,796 SQ. FT.	1,212,028 SQ. FT

For all categories in the Summary Section, four types of data are provided: Average, Median, Mid-Range, and Number of Buildings.

2

# BLDS	DOLLARS/SQ. FT.		MID RANGE	
	AVG	MEDIAN	LOW	HIGH

The following set of fictitious data for 10 buildings demonstrates how these figures are calculated.

Cleaning Costs *(Theoretical)*

Building #	Square Feet	$	Expense
1	134,000	$	73,700
2	79,000	$	53,720
3	280,000	$	235,200
4	121,000	$	110,110
5	590,000	$	566,400
6	91,000	$	92,820
7	1,222,000	$	1,295,320
8	455,000	$	495,950
9	260,000	$	291,200
10	195,000	$	243,750
	3,427,000	$	3,458,170

The Average is calculated by adding all dollars, then all square footage, and dividing total dollars by total square footage.

$$\frac{\text{Total Dollars}}{\text{Total Sq. Ft.}} = \text{AVERAGE Dollars per Square Foot}$$

OR

$$\frac{\$3,458,170}{3,427,000} = \$1.009 \text{ per Square Foot}$$

Building		Square Feet	$ Expense	Average/Sq. Ft.	
1		134,000	$ 73,700	$ .55	
2		79,000	$ 53,720	$ .68	
3		280,000	$ 235,200	$ .84	
4		121,000	$ 110,110	$ .91	.96
5	*MEDIAN*	590,000	$ 566,400	$ .96	+1.02
6	*THE HALFWAY*	91,000	$ 92,820	$1.02	1.98 ÷ 2 = .99
7	*POINT OF THE*	1,222,000	$1,295,320	$1.06	
8	*NUMBER OF*	455,000	$ 495,950	$1.09	
9	*DATA ITEMS*	260,000	$ 291,200	$1.12	
10		195,000	$ 243,750	$1.25	

This method is a true average in that it measures the cost or income per square foot without reference to the number or size of buildings contributing data. Buildings with larger amounts of square feet will **affect the average value** more than smaller buildings. This effect is **most noticeable** in analyses with few buildings reporting, especially **if the large buildings** report unusual income or expense figures.

This is one reason the *Experience Exchange Report* provides as **many size group breakdowns** as possible for each city, and includes **medians and mid-ranges**, to allow greater ability to judge the usefulness of each statistic.

The Median is a true measure of the midpoint of the data. To obtain **a Median** for the 10 sets of data in the following example, the dollars **per square foot** for each building are arrayed from the lowest value **to the highest.** Then the computer simply counts halfway through **the data** and finds the number that lies at the midpoint.

The Mid-Range is an indication of the middle 50% of the data; the Low Mid-Range figure is the number below which 25% of the data items lie, and the High Mid-Range figure is the number above which 25% of the data items lie. The result is a "bracket set" of figures that shows a range of 25% on either side of the center.

The Mid-Range shows the user the distribution of the data range. For data categories with three buildings or fewer, no Mid-Range will be shown.

	Building		Square Feet	$ Expense	Average/Sq. Ft.	
1/4 (25%)	1		134,000	$ 73,700	.55	
	2		79,000	$ 53,720	.68	
	3		280,000	$ 235,200	.84	
1/2 (50%)	4	*Mid-50%*	121,000	$ 110,110	.91	*THIS IS THE*
	5	*RANGE: 1/4 (25%)*	590,000	$ 566,400	.96	*MID-RANGE-*
	6	*FROM THE*	91,000	$ 92,820	1.02	*THE MIDDLE*
	7	*FIRST AND*	1,222,000	$1,295,320	1.06	*50%*
	8	*LAST DATA ITEMS*	455,000	$ 495,950	1.09	
1/4 (25%)	9		260,000	$ 291,200	1.12	
	10		195,000	$ 243,750	1.25	

If most building reports show similar amounts, the Mid-Range will be close to the Median:

1	.65		
2	.74		
3	.78		
4	.81		
5	.84	*Median*	*Mid Range*
6	.88	*.86*	
7	.91		
8	.96		
9	1.01		
10	1.12		

For this set the corresponding analysis would look like this:

#	DOLLARS/SQ.FT.		MID	RANGE
BLDS	AVG	MEDIAN	LOW	HIGH
10		.86	.78	.96

However, if the reports show a great variance in data, then the Mid-Range will show a wide spread:

1	.31		
2	.33		
3	.42		
4	.68		
5	.85	*Median*	*Mid-Range*
6	.99	*.92*	
7	1.05		
8	1.16		
9	1.21		
10	1.29		

This analysis line would read as follows:

#	DOLLARS/SQ.FT.		MID	RANGE
BLDS	AVG	MEDIAN	LOW	HIGH
10		.92	.42	1.16

The Number of Buildings (BLDS) shows the exact number of buildings supplying data for each income or expense category. It is an extremely significant figure because the number of buildings may vary per income or expense line item. Even if 20 buildings reported data for a particular city, it would not be unusual for only 12 of those buildings to provide data on, for example, elevator repair expenses. This value is therefore a measure or indicator of data quality: The larger the number, the more reliable the calculation of averages.

Income and Expense Categories

Income summary categories in the *Experience Exchange Report* include Office Area, Retail Area, Other Area, Total Rent, Miscellaneous, and Total Income.

Expense summary categories in the *Experience Exchange Report* include Cleaning, Repairs and Maintenance, Utilities, Roads/Grounds/Security, Administrative, Total Operating Expenses, Fixed Expenses, Total Operating and Fixed Expenses, Leasing Expenses, Total Payroll, and Total Contracts.

3

	#	DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH
INCOME					
OFFICE AREA	17				
RETAIL AREA	1	15.68	15.68		
OTHER AREA					
TOTAL RENT	17	13.80	13.66	7.92	16.34
MISCELLANEOUS	12	.09	.09	.02	.41
TOTAL INCOME	17	14.33	14.76	8.18	17.28
EXPENSE					
CLEANING	17	.75	.71	.65	.85
REPAIR-MAINT	17	1.15	.81	.58	1.18
UTILITIES	17	2.04	1.67	1.48	1.95
RDS/GRNDS/SEC	17	.95	.57	.49	.95
ADMINISTRATIVE	17	.47	.43	.25	.51
TOTAL OPER EXP	17	5.38	4.22	3.77	4.92
FIXED EXPENSES	17	1.10	1.10	.83	1.30
TOTAL OPER+FIX	17	6.48	5.51	4.86	5.86
LEASING EXP	15	.50	.23	.02	.45
TOTAL PAYROLL	17	.65	.31	.26	.39
TOTAL CONTRACT	17	1.91	1.68	1.34	2.37

In the Expense Summary Section, two line items are not actually separate expenses, but a combination of components of other categories. These line items are the Total Payroll and Total Contracts categories.

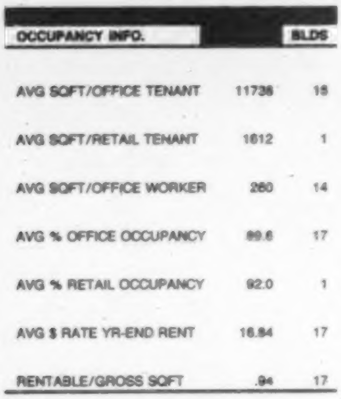
4

TOTAL PAYROLL	17	.65	.31
TOTAL CONTRACT	17	1.91	1.68

Tenant/Occupancy Information

The upper right section of the analysis provides information on the tenant and occupancy characteristics of the buildings reporting. For each tenant/occupancy item the figure in the first column is the statistical value while the figure in the second column represents the number of buildings reporting that item.

5



OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11736	16
AVG SQFT/RETAIL TENANT	1612	1
AVG SQFT/OFFICE WORKER	260	14
AVG % OFFICE OCCUPANCY	89.6	17
AVG % RETAIL OCCUPANCY	92.0	1
AVG $ RATE YR-END RENT	16.84	17
RENTABLE/GROSS SQFT	.94	17

Tenant/Occupancy information is calculated as follows:

Average Square Feet Per Office Tenant

The Average Square Feet Per Office Tenant is computed by first calculating the actual occupied square footage of each building in the sample by multiplying the square footage of office space in each building by its office occupancy rate. These occupied square footages are then totaled for the entire sample.

Next, the number of tenants is totaled for the sample. Finally, the number of tenants is divided into the total amount of occupied office space to obtain the Average Square Feet Per Office Tenant.

Average Square Feet Per Retail Tenant

The Average Square Feet Per Retail Tenant is calculated in the same manner as that for office tenants except of course using retail space, retail occupancy rates, and retail tenants.

Average Square Feet Per Office Worker

Once again the Average Square Feet Per Office Worker is calculated similarly to the previous descriptions with the exception of using office space, office occupancy, and building population information.

Average Office Occupancy and Average Retail Occupancy

Average Office Occupancy and Average Retail Occupancy are calculated in a manner similar to the prior items. First, the actual occupied square footage of each building is calculated by taking the square footage of the office (or retail) space and multiplying by the office (or retail) occupancy rate. These occupied square footages are then totaled for the entire sample. Next, the total office (or retail) square footages are totaled for the entire sample. Finally, the total occupied office (retail) square footage is divided by the total office (or retail) square footage to obtain the average occupancy rate.

Average Rate Year-End Rent

The Average Rate Year-End Rent is the average of the base rate of the last space rented during calendar year 1987 and is calculated the same way as all other averages. The given dollar amounts are totaled and then divided by the number of reports providing that information.

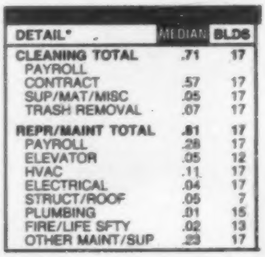
Rentable/Gross Square Feet

Rentable/Gross Square Feet is calculated by totaling the "Total Construction Area of Building" figures for the sample, then totaling the "Total Rentable Square Feet" figures, and dividing the total of the Construction Area into the total of the "Total Rentable Square Feet." This statistic is designed to give the average efficiency ratio of the buildings in the sample.

Expense Detail Section

The bottom section of each analysis provides expense detail information. These expenses are components of the summary expense categories given in the upper Expense Summary Section. Over 50 individual expense detail categories are provided. A sample of this section:

6



DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	17
PAYROLL		
CONTRACT	.57	17
SUP/MAT/MISC	.05	17
TRASH REMOVAL	.07	17
REPR/MAINT TOTAL	.81	17
PAYROLL	.28	17
ELEVATOR	.05	12
HVAC	.11	17
ELECTRICAL	.04	17
STRUCT/ROOF	.05	7
PLUMBING	.01	15
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.23	17

In the lower Expense Detail Section only a Median figure is given for an expense detail category along with the Number of Buildings reporting that category. All Median figures represent Total Building Rentable Area.

The category totals in the Expense Detail Section will often vary slightly, in both dollar total and number of buildings, from the expense summary figures in the Summary Section. This is due to the format of the survey form. The front page of the EER survey form provides the Summary Section and Tenant/Occupancy Information figures. The back page, which is optional to the survey respondent, supplies Expense Detail data.

Many respondents report zero values for detailed expense categories (zero and blank responses are treated equivalently). In order to incorporate as much information as possible into the analyses, each expense item in the analysis is calculated separately according to the number of buildings responding to that survey question. This data compilation system allows use of individual data items even when a form is incomplete. The component figures, including the Expense Detail totals, stand by themselves. Consequently, the Number of Buildings statistic is very important when examining an analysis; it reveals how many buildings actually responded to a survey question.

In short, each statistic, whether an individual component or total category, can be considered meaningful in its own right and representative of the widest amount of data available.

Answers to Frequently Asked Questions

1. How are the statistics presented?

All data is presented in dollars per square foot per year based on the income and expense dollars incurred during the calendar/fiscal year 1987. For instance, 11.02 should be read as $11.02 per square foot per year. Canada analyses are reported in Canadian dollars.

2. What unit of floor measurement are these dollars applied against?

Most calculations are in Rentable Square Feet, or an equivalent floor measurement method as in the case of single, special purpose, and government buildings. Survey respondents are asked to report rentable square feet according to the *BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings* (Appendix D).

3. How are the income and expense categories determined?

The income and expense categories presented in the EER are based on functional accounting categories common throughout the office building industry. These categories are defined in the BOMA Functional Accounting Guide (Appendix C).

4. Why don't the figures in the individual expense detail categories add up to the expense totals?

Each individual category, including the "Totals" category, stands by itself. In order to provide the most complete analysis of data possible, the system allows the use of individual data items, even when a survey form is incomplete. For example, a survey report may only provide information on Cleaning and Utilities. These two items will be used to compute statistics in these two categories, but the report will be removed from any totals computations and any other statistic where it did not provide information.

In short, each statistic, whether an individual category or a category "total," can be considered meaningful in its own right and representative of the widest amount of data available.

5. If a building does not provide dollar information for an item, is that building's square footage still used in the calculation?

No. When dollar information is not provided, the square footage for that building is removed from the calculation. This is why the number of buildings is shown for each category.

6. Where do I find energy costs?

Energy costs are the major component of the "Utilities" category. The only other component of this category is Water/Sewer, which tends to be a relatively small amount. Therefore, for general use purposes, the "Utilities" category may be considered to be energy.

7. How can I find out the cost per rented square foot?

"Office Rented" statistics, roughly comparable to those in older editions of the EER, can be derived by simply dividing any desired office area dollar statistic by the average occupancy rate.

8. Is the "average rate year-end rent" the current market rental rate?

No. This data figure does not reflect current market rental rate for several reasons.

First, it is a simple average of the amounts provided by the surveys that responded to the question: "The last time you leased office space during this reporting period, what was its annual base rental rate?"

Second, "the last time you leased space" could have been early in the reporting year. At the latest, it would be as of December 31, 1987. Therefore it can never be a "current" figure.

However, it does provide a strong indicator of the actual, contracted rate at which space was leased, generally during the latter part of the year. In this respect it may vary from the "asking price" in any city and may therefore be a better basis for projecting achievable income if no significant changes in the market have occurred since the time the data was collected.

9. In an analysis, does the Number of Buildings figure equal the number of survey reports used in that analysis?

No, the number of buildings does not necessarily indicate the number of survey reports in each analysis, because a single report may be filed for more than one building. For instance, a survey may be filed on a complex of several buildings using a single accounting system. Therefore, a Number of Buildings (# BLDS) figure indicating 10 buildings may actually be compiled from only six survey reports, with one or more reports containing more than one building. This factor affects the data in two ways.

First, a data item will show a Mid-Range only when four or more buildings report that item. But, regardless of the number of buildings shown, if only three or fewer reports provided data, no Mid-Range will be given.

Second, reports with more than one building are eliminated in analyses of multiple building characteristics, such as city size groups, because multiple building reports usually aggregate buildings of different sizes, ages, and/or heights. Removing multiple building reports allows the most accurate cross-tabulation analyses to be provided. Consequently, the number of buildings in the size grouping will often be less than the number of "All Downtown" or "All Suburban."

10. Whom may I contact for further information?

The BOMA International Research Staff in Washington, DC, will respond to all inquiries on EER calculations and procedures. You may contact them at (202) 289-7000.

How to Use Your *1988 BOMA Experience Exchange Report*

The *BOMA Experience Exchange Report* (EER) is considered the **most comprehensive, reliable income and expense barometer for the entire North American commercial office building industry. Based on data compiled from thousands of office buildings, the report is filled with incomparable experience, detail, and insight that combine to make the** *BOMA Experience Exchange Report* the true voice of the **industry.**

But how do you use the EER? At first glance, this is a strange question to ask about the publication that's been the building owner's and **manager's "Bible" for the past 68 years.** Yet, you may not fully realize the enormous amount of information the publication has to offer.

Effectively Using the *BOMA Experience Exchange Report*

You probably have a good understanding of what's in the *BOMA Experience Exchange Report*, but what can you actually do with it? First, let's discuss the difference between averages and medians and the significance of the high and low figures reported for the mid-range. Then, we'll present several scenarios that will show you some basic methods and approaches to analyzing the data in the *BOMA Experience Exchange Report*.

Averages vs. Medians

Averages are calculated without reference to the number or size of the buildings contributing data. For very large samples, the averages are fairly representative of the market. But in small samples or for more specific size categories, the median figures are better for analysis purposes. The median is the actual midpoint of the data. In other words, half of the buildings reported income or expenses below the median while the other half reported figures above the median.

Keep in mind that extremely high and low figures can dramatically affect the calculation of averages. This effect is much more noticeable in data that represents few properties. In order to alleviate this potential problem, the EER reports data in terms of medians and mid-ranges. The mid-range represents the middle 50% of the data reported while the median is the midpoint of this middle 50%. Twenty-five percent of the data falls below the "low" mid-range point while the other 25% is above the "high" mid-range point.

The benefits of using both the median and mid-range information are twofold. First, the median information is a much more statistically representative and reliable figure to use for comparison purposes. Second, if you know a particular market, you'll probably be able to determine which buildings or at least what types of buildings are actually included in the survey. By looking at the "low" and "high" mid-range figures, you can learn how your building relates to the buildings included in the EER and thus make adjustments for any differences.

If your building income falls above the EER's "high" mid-range figures, then you know that at least 75% of the properties reporting are either much older or are of lesser quality than your project. Yet, if your figures fall below the reported "low" mid-range figures, then the opposite is true. And if your data falls between the "high" and "low" mid-ranges, then you may assume that the majority of buildings included in the analysis are similar to your building(s).

Adjusting for Inflation and Exchange Rates

When comparing year-end data between various editions of the EER, it may be necessary to adjust the figures for inflation. You'll find the previous year's inflation rate is listed in the text analysis that follows this section. Also, keep in mind that Canadian and U.S. properties are reported in Canadian and U.S. dollars, respectively. To facilitate monetary conversion, we've provided conversion tables for Canadian and U.S. inflation rates below. For exchange rates, $1.00 Canadian equals about $.70 U.S.

Monetary Conversion Factors for Annual Inflation Rates: Canada

And you want dollars in one of these years, then multiply the original value by:

		1982	1983	1984	1985	1986	1987
If the original value occurred in this year	1982	1.00	1.08	1.14	1.19	1.24	1.29
	1983		1.00	1.06	1.10	1.15	1.20
	1984			1.00	1.04	1.08	1.13
	1985				1.00	1.04	1.08
	1986					1.00	1.04
	1987						1.00

Monetary Conversion Factors for Annual Inflation Rates: United States

And you want dollars in one of these years, then multiply the original value by:

		1982	1983	1984	1985	1986	1987
If the original value occurred in this year	1982	1.00	1.06	1.09	1.14	1.18	1.23
	1983		1.00	1.03	1.08	1.12	1.17
	1984			1.00	1.04	1.08	1.13
	1985				1.00	1.04	1.09
	1986					1.00	1.04
	1987						1.00

The Data Analysis Process

Let's now look at who uses the EER and how. First, some are seeking operation and management income/expense data for market analysis and comparison purposes. These people include property managers, building engineers, owners, and office supply firms. Others are in need of financial market evaluation and feasibility information, such as appraisers, developers, and lenders. Then, there are those who use the EER to prepare future income/expense forecasts and budgets. All of these industry players obviously have similar information needs, but for discussion purposes, we'll assume their needs are distinctly different.

Scenario 1:

The owner of a 210,000 square foot San Francisco office building wants her property manager to prepare an end of the year operating performance report. In preparing this report, the manager turns to the EER to determine how the building compares with its competition. In particular, the owner is concerned about the office building's cleaning expenses, which she feels are rather high.

EER Building Information

Size: 210,000 sq. ft.
Office Rent: $19.00
Cleaning contracts: $1.50
Cleaning supplies/materials: $.10
Trash removal: $.05

The property manager notes that the building's office area rental rate almost matches the median figure reported in the EER. Therefore, about 50% of the buildings reported are comparable to this building, and therefore the manager decides to base the comparison on the median figures. (If the rental rate was $24 or greater, the manager would have been wise to base the comparisons on the high midrange figures reported instead of the medians and to have adjusted the detail expense component medians—the lower half of the table—upwards a bit.)

Immediately, the property manager sees that he's spending $1.50 per square foot for cleaning contracts while the EER's reported median for cleaning contracts is $1.34. But, the manager also realizes that the cleaning supplies and materials are costing the same as the median, $.10. A smile comes to his face when he discovers that he's only spending $.03 per square foot for trash removal while the EER median for trash removal is $.08 per square foot.

The manager then takes the $.16 cost per square foot difference he pays for cleaning contracts and subtracts the $.03 per square foot cost difference he saves on trash removal. This leaves a $.13 per square foot cost overrun for cleaning contracts. After multiplying the $.13 overrun by 210,000 square feet, he sees that he spent $27,300 more for his cleaning contracts than was spent for the median building. The building owner's belief that the cleaning costs were a little high is supported. Therefore, the property manager will be much more attentive to bid ranges when he puts the cleaning contract out to bid again.

Scenario 2:

A developer is planning to build a 200,000 square foot office building in downtown San Francisco. He has presented a pro-forma budget to the lender, but the lender first wants some national and general market comparison figures. The lender is very interested in estimated fixed expenses as well as leasing expenses for buildings of this size in downtown markets around the country. He also wants to compare these national fixed expense and leasing figures to the downtown San Francisco office market.

EER Building Information

Size: 200,000 sq. ft.
Delivery: 3rd quarter, 1989
Pro-forma est. fixed expenses: $2.55 per sq. ft.
Pro-forma est. leasing expenses: $2.40 per sq. ft.
National Location/Size Analysis:
  Downtown 100,000-300,000 sq. ft.
San Francisco Private Sector:
  Downtown 100,000-300,000 sq. ft.

Looking at the national cross-tabulations for location/size analysis (downtown 100,000-300,000 sq. ft.) the developer discovers that the average fixed expenses are approximately $1.93 per square foot and leasing expenses average $.92 per square foot. Turning to the San Francisco private sector (downtown 100,000-300,000 sq. ft.) analysis table, the developer finds that average fixed expenses in San Francisco are higher than the national average, running about $2.32 per square foot. In addition, leasing expenses in San Francisco appear higher on average, at approximately $2.35 per square foot.

Fixed expenses include real estate taxes, building insurance, personal property tax, and other taxes. Therefore, it's safe to assume that taxes and insurance costs are a bit higher in San Francisco—about $.39 per square foot higher than the national average. Furthermore, it appears that office buildings are more difficult to lease in San Francisco as compared to much of the nation. On average, leasing expenses are $1.43 per square foot more than the national average.

With this important information in hand, the lender can take a closer look at the developer's pro-forma figures. The developer has determined that fixed expenses will increase approximately 4% annually (a little high perhaps) and that the average fixed expenses in 1987 for San Francisco buildings of similar size were $2.32 per square foot; then the forecasted fixed expenses for this new office building 2 years hence (assuming inflation remains constant) will run approximately $2.51 per square foot. Therefore, the developer's estimated fixed expense figure of $2.55 per square foot is right on target.

Moving on to the leasing expenses, the developer believes it will cost approximately $2.40 per square foot to cover leasing expenses. According to the EER, the average per square foot cost for similar leasing expenses in San Francisco is $2.35, and larger buildings are spending even more. With inflation at approximately 4% annually, the 2-year leasing expense estimates should be about $2.54 per square foot. The developer would be wise to refigure his leasing expenses and bring them to predicted future levels.

Scenario 3:

In preparing a building's operating expense budget for the next fiscal year, a corporate facilities manager can benefit from the control sample data in the EER. In this example, the manager wants to budget for next year's repairs and maintenance expenses for his 200,000 square foot office building in San Francisco.

EER Building Information

Size: 200,000 sq. ft.
Present repairs & maintenance cost: $1.17 per square foot
2-Year Comparison of Identical Buildings

First, the manager must determine the national percent increase for repairs and maintenance for previous years. He turns to the U.S. Private Sector Special Studies section in the EER, to either the 2- or 5-Year Comparison of Identical Buildings tables. (We'll use the 2-year table for this example.)

In 1986, the average repairs and maintenance total was $1.17 per square foot. The 1987 average repairs and maintenance total for the same building was $1.27. This $.10 rise is an approximate 8.5% increase in expenses. After adjusting for inflation (4.4%) the actual expense increase was 4.1% for this 2-year period.

Once the manager has determined a real rate of expense increase, he can then turn to the building's own repairs and maintenance expense figures to decide the estimated expense budget figure for 1989. The building's current repairs and maintenance expenses are running approximately $1.17 per square foot. Multiplying the expense figure, $1.17, by a real rate of increase of 4.1% plus a 3% (regional forecast) inflation rate, or 7.1%, for 2 years (from 1987 to 1989), gives the manager an approximate $.17 increase. Therefore he should budget $1.34 per square foot for repairs and maintenance expenses (about $268,000) for the next fiscal year.

Overview of the 1988 Survey Data

Dr. Alton J. Penz
Research Department, BOMA International

The *1988 BOMA Experience Exchange Report* (EER) includes data for over 3,700 office buildings located throughout North America. This sample includes 3,009 U.S. private sector properties, 467 government office buildings in the United States, 127 privately held Canadian properties, and 156 government buildings in Canada (Table 1). In total, this sample covers over 700 million square feet of office space in North America.

DATABASE SOURCES:
1988 EXPERIENCE EXCHANGE REPORT
(Data for Calendar Year 1987)

	Buildings	Sq. Ft. (000s)
U.S. Private		
Downtown	1,311	409,932
Suburban	1,689	177,008
Total	3,009	587,839
Canada Private		
Downtown	102	29,616
Suburban	24	5,046
Total	127	34,944
U.S. Government		
Downtown	410	69,675
Suburban	53	11,145
Total	467	81,053
Canada Governemnt		
Downtown	126	20,165
Suburban	26	4,829
Total	156	25,207
TOTAL	3,759	729,043

The Totals include rural buildings so that they may exceed the sum of Downtown and Suburban values.

Table 1

The *Experience Exchange Report* survey includes a significant number of smaller office buildings this year. Approximately 20% of the buildings reported are smaller than 50,000 square feet. Nevertheless, because of their size the larger buildings dominate the statistics in those tables that do not distinguish among buildings by size.

The survey process solicited responses from property managers throughout many North American cities, and 116 cities are represented this year by three or more properties. Buildings included in this survey are not all owned or managed by members of BOMA. Yet the responses, because they are voluntary, probably reflect the experience of the more efficiently managed office properties in the United States and Canada. For every property included in the statistical tables, over 70% of the rentable space is allocated to office type activities. Unless stated otherwise, each property included in a statistical table maintained an average occupancy level for the year greater than 50%. In fact, 83% of the properties so included experienced occupancy levels for the year in excess of 75%.

The data also suggests that the typical U.S. private sector respondent to the 1988 EER achieved a higher degree of success in raising rents and holding down costs than did all office property managers reporting in the 1987 EER (Table 2). Whereas all respondents to the 1988 EER reported rental income levels that were 10.2% lower than all respondents reported a year earlier on average, average total expense levels rose by 6.6%. In contrast, a control group reported expense increases of 6.7% and rental income increases of 2.4%. This control group is restricted to those respondents who reported results for the same buildings for both 1986 and 1987, so that the results reflect a controlled sample in which the effects of shifts in respondent characteristics from 1986 to 1987 have been minimized.

COMPARISON OF ALL RESPONDENTS WITH A CONTROL SAMPLE

U.S. Private Sector (Percent change, 1986-1987)
All Respondents: 3,009 Buildings, 587 million sq. ft.
Control Respondents: 1,829 Buildings, 397 million sq. ft.

	All Respondents	Control Group
Average rent increase	−10.27%	2.4%
Average total expense increase	6.6 %	6.7%

CANADA Private Sector (Percent change, 1986-1987)
All respondents: 127 Buildings, 35 million sq. ft.
Control respondents: 90 Buildings, 25 million sq. ft.

	All Respondents	Control Group
Average rent increase	9.7%	7.7%
Average total expense increase	0.9%	14.3%

Table 2

The Canada private sector data for all respondents differs from the control group results in a pattern opposite to the United States data. Namely, the control group comparison suggests a more favorable change from 1986 to 1987 than does a comparison of all respondents. This condition suggests that any comparison of data in a given table in the 1988 EER with similar data in the 1987 EER will produce estimates of changes that are more optimistic than the control sample implies.

An overview of office building performance in 1987 is presented for Canada and the United States in separate articles accompanying the tables for each nation.

United States Analyses

U.S. Office Building Performance Continues to Decline in Soft Market

Dr. Alton J. Penz and W. Ellen Ku
Research Department, BOMA International

Economic performance of office buildings in the United States continued to reflect the consequences of high levels of unabsorbed office space in 1987. For the second consecutive year, estimated net operating income for the U.S. private sector control sample revealed a drop in real terms of 4.1%, although it rose on a nominal basis by 0.1% (Table 1). (Inflation, as measured by changes in the urban consumer price index, CPI, was 4.4% for 1987). The average occupancy level for these control sample properties was 89.3%, which is substantially higher than the average occupancy levels reported for many office space markets in the United States (Table 2).

In contrast to a 2.4% increase in total income in 1987 (Table 1), this report last year revealed an average increase of 2.9%. Similarly, an increase in total operating and fixed expenses of 6.7% this year compares with a 4.3% rise reported last year (for 1986). The soft market conditions in many U.S. cities is taking its toll on office building economic performance.

The drop in estimated real net operating income was the result of revenue increases that were inadequate to compensate for rising expenses. Based on an analysis of a control group, an average increase of $0.35 per square foot in total income was offset by an average increase of $0.48 in total operating plus fixed expenses. Average leasing expenses rose by $0.10 per square foot for those respondents reporting this item.

INCOME EXPENSE COMPARISONS: 1986-1987
U.S PRIVATE SECTOR

Control Sample
1,849 Buildings, 368.7 million sq. ft.
U.S. Dollars per sq. ft.

	MEDIANS[1]			AVERAGES[1]		
	1986	1987	%Change	1986	1987	%Change
INCOME						
Office	11.62	11.92	2.6	13.93	14.40	3.4
Retail	14.26	15.15	6.2	19.03	17.65	−7.2
Total Income	12.01	12.43	3.5	14.54	14.89	2.4
EXPENSES						
Cleaning	0.73	0.75	2.7	1.02	1.02	0.0
Repairs/Maintenance	0.81	0.86	6.1	1.17	1.27	8.5
Utilities	1.54	1.53	0.6	1.64	1.66	1.2
Roads/Grounds/Security	0.30	0.31	3.3	0.42	0.43	2.4
Administrative	0.66	0.67	1.5	0.71	0.78	9.8
Total OperatingExpenses	4.19	4.31	5.2	4.92	5.15	4.7
Fixed Expenses	1.41	1.49	5.7	2.23	2.44	9.4
Total Operating & Fixed Expenses	5.72	5.87	2.6	7.13	7.61	6.7
Leasing	0.27	0.31	14.8	0.72	0.82	13.9
Total Operating, Fixed & Leasing Expenses[2]				7.94	8.28	4.3
Net Operating Income(NOI)[3]				6.60	6.61	0.1
NOI Adjusted for Inflation (4.4%)					6.33	−4.1

[1] Each line item is calculated on the basis of non-zero responses for that item; hence, total items may not agree with column totals.
[2] Total Operating and Fixed plus Leasing Expenses on a weighted average basis, calculated from column entries.
[3] Total Income less Total Expenses and Leasing, calculated from column entries; it is not reported by respondents.

Table 1

In spite of reasonably high retail space occupancy figures, retail income dropped from 1986 to 1987 by 7.2%. This figure is based on data reported for 499 buildings that contain retail space.

Average net operating income (NOI) can be estimated by subtracting from the average value of reported total income the average value of total expenses. Average NOI rose by $0.01 per square foot between 1986 and 1987. This increase represents a nominal increase of NOI of 0.1%. After adjusting for an inflation rate of 4.4%, the real growth in NOI was approximately -4.1%.

These results are the averaged responses of owners and managers of 1,849 buildings containing 369 million square feet of space.

Total operating expenses rose by 4.7% in 1987, or by $0.23 per square foot. This rise is within the increase in total income of $0.35 per square foot. Yet the continued rise in fixed expenses has eliminated the gains in estimated net operating income. The increase of 9.4% for insurance and real estate taxes represents a $0.21 per square foot increase. Based on a more detailed analysis, almost all of this increase is attributable to increased real estate taxes. In 1987, larger properties experienced much higher rises in real estate taxes than did smaller properties.

Two bright spots in 1987 were cleaning and utilities expenses. Cleaning expenses remained flat on a nominal basis, while utilities expenses increased by 1.2%. Adjusted for inflation, both of those expenses actually dropped between 1986 and 1987 for the control sample.

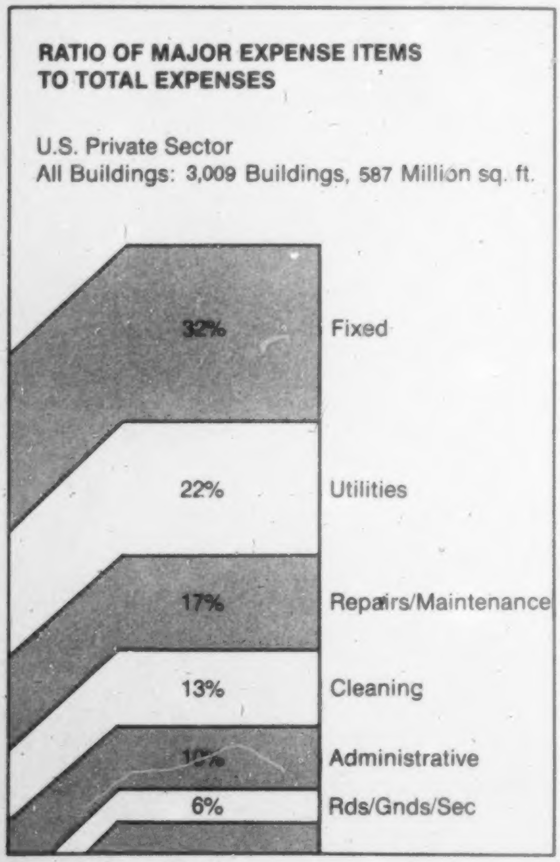


Figure 1

Figure 1 illustrates the overall ratio of operating and fixed expenses, by expense categories, to total expenses in the U.S. private sector. Based on the complete sample of private sector respondents, fixed expenses, notably property taxes and insurance, constitute the largest source of expenses in 1987. Utilities expenses, which are almost all energy, account for a slightly lower proportion. Fixed expenses and utilities expenses account for over 50% of total operating plus fixed expenses.

Summary

The office properties in each city (and downtown vs. suburban) can be expected to report performances that vary from the overall, nationally averaged results reviewed here.

The *Experience Exchange Report* contains many tables to assist in distinguishing among these differences because they are so substantial and important. Nevertheless, the overall direction and trends of the office building industry can be assessed from a review of the averaged performance results of 403 U.S. private sector properties that have reported to the EER every year for the last 5 years.

Tables 2-4 and Figure 2 illustrate the significant impact that an excessive amount of office space on the market has had on office property management and operations. Whereas retail occupancy levels in office buildings have remained stable and consistently high, office space occupancy continues to erode (Table 2). Within the 5-year control sample, levels have dropped from a high of 95.2% in 1983 to 92.9% in 1987.

These figures are not reflective of the market as a whole, of course, because of the selectivity of the sample. But they do reflect the impact that new space has had on the occupancy of prime, existing properties that were previously fully occupied.

In Table 3, the effect of increased competition for tenants is evident in the continual rise in leasing expenses, from $0.53 in 1983 to $0.63 in 1987. On a real basis, however, leasing expenses have remained flat over the 5 years. Rental income, however, dropped for the second consecutive year. On a real basis (adjusted for inflation), the buildings included in the 5-year control sample actually reported lower income and net operating income in 1987 than in 1983.

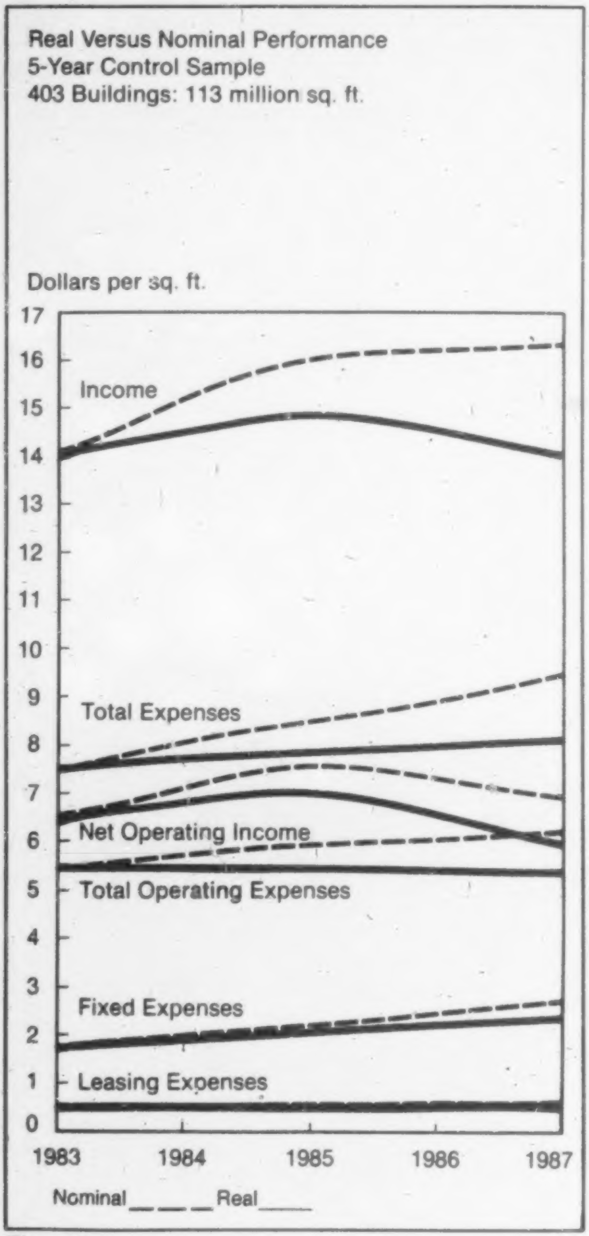

Real Versus Nominal Performance
5-Year Control Sample
403 Buildings: 113 million sq. ft.

Figure 2

OCCUPANCY CONDITIONS

(Percent of Rentable Space)

		1983	1984	1985	1986	1987
2-Year Control Samples, U.S. Private Sector (1,849 Bldgs: 369 million sq. ft.)						
	Office				89.1	89.3
	Retail				91.0	92.3
5-Year Control Samples, U.S. Private Sector (403 Bldgs: 113 million sq. ft.)						
	Office	95.2	94.6	94.3	93.5	92.9
	Retail	95.7	95.0	96.9	96.0	95.7
All Buildings Reporting, U.S. Private Sector (3,009 Bldgs: 588 million sq. ft.)						
	Office					87.9
	Retail					91.2

Table 2

COMPARISON OF AVERAGE INCOME AND EXPENSES U.S. PRIVATE SECTOR

5-Year Control Sample
403 Buildings:113 million sq. ft.
Nominal U.S. Dollars per sq. ft.

	1983	1984	1985	1986	1987	Difference 1983-1987
Income	14.05	15.14	16.28	16.16	16.31	
% Difference		7.7%	7.5%	−0.7%	0.9%	16.1%
Total Operating Expenses	5.43	5.73	5.95	5.99	6.23	
% Difference		5.5%	3.8%	0.7%	4.0%	14.7%
Fixed Expenses	1.73	2.00	2.24	2.45	2.67	
% Difference		15.6%	12.0%	9.4%	9.0%	53.4%
Leasing Expenses	0.53	0.47	0.58	.60	0.63	
% Difference		11.3%	25.5%	3.4%	5.0%	18.9%
Total Expenses	7.53	8.09	8.44	8.89	9.41	
% Difference		7.4%	4.3%	5.3%	5.8%	25.0%
Net Operating Income	6.52	7.05	7.84	7.27	6.90	
% Difference		8.1%	11.2%	7.3%	−5.1%	5.8%
% Difference, CPI		4.3%	3.6%	3.0	4.4	

Table 3

COMPARISON OF AVERAGE INCOME AND EXPENSES U.S. PRIVATE SECTOR

5-Year Control Sample
403 Buildings: 113 million sq. ft.
Real 1983 U.S. Dollars per sq. ft.
(Adjusted for annual change in CPI)

	1983	1984	1985	1986	1987	Difference 1983-1987
Income	14.05	14.51	15.07	14.52	14.00	
% Difference		3.3%	3.8%	−3.6%	−3.6%	−0.3%
Total Operating Expenses	5.43	5.49	5.51	5.38	5.36	
% Difference		1.1%	0.4%	−2.3%	−0.4%	1.3%
Fixed Expenses	1.73	1.92	2.07	2.20	2.30	
% Difference		11.0%	7.8%	6.3%	4.5%	32.9%
Leasing Expenses	0.53	0.45	0.54	0.54	0.54	
% Difference		−15.1%	20.0%	0.0%	0.0%	1.9%
Total Expenses	7.53	7.76	7.81	7.99	8.10	
% Difference		3.0%	6.4%	2.3%	1.4%	7.6%
Net Operating Income	6.52	6.75	7.26	6.53	5.90	
% Difference		3.5%	7.5%	10.0%	−9.6%	−9.0%
% Difference, CPI		4.3%	3.6%	3.0%	4.4%	

Table 4

United States Private Sector: Special Studies

All Buildings—1987

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

Agency Managed Buildings

All-Electric Buildings

Financial Buildings

Medical Buildings

Single Purpose Buildings

All Buildings—1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3009 BLDS	587,838,927 SQ. FT.				565,645,084 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2644					13.85	11.69	8.28	15.32
RETAIL AREA	726	16.70	14.42	8.45	21.27				
OTHER AREA	281	14.83	6.78	3.00	12.91				
TOTAL RENT	2682	14.08	11.83	8.38	15.64				
MISCELLANEOUS	1907	.75	.13	.03	.48				
TOTAL INCOME	2809	14.28	12.16	8.50	16.09				
EXPENSE									
CLEANING	2892	.98	.73	.57	.97	1.01	.75	.58	1.00
REPAIR-MAINT	2916	1.20	.82	.57	1.18	1.24	.83	.57	1.23
UTILITIES	2910	1.66	1.52	1.20	1.95	1.69	1.55	1.21	1.99
RDS/GRNDS/SEC	2819	.42	.30	.18	.49	.42	.30	.18	.49
ADMINISTRATIVE	2973	.78	.67	.46	.94	.78	.67	.46	.94
TOTAL OPER EXP	2889	5.04	4.26	3.52	5.29	4.97	4.34	3.57	5.44
FIXED EXPENSES	2892	2.32	1.44	.99	2.13	2.32	1.44	.99	2.13
TOTAL OPER+FIX	2883	7.38	5.78	4.75	7.32	7.43	5.87	4.78	7.48
LEASING EXP	2402	.02	.35	.10	.99				
TOTAL PAYROLL	2453	1.01	.58	.35	.94				
TOTAL CONTRACT	2853	1.65	1.47	1.05	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7473	2708
AVG SQFT/RETAIL TENANT	2902	803
AVG SQFT/OFFICE WORKER	264	2156
AVG % OFFICE OCCUPANCY	87.9	2942
AVG % RETAIL OCCUPANCY	91.2	835
AVG $ RATE YR-END RENT	15.55	2634
RENTABLE/GROSS SQFT	.90	2362

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.73	2709
PAYROLL	.19	621
CONTRACT	.59	2511
SUP/MAT/MISC	.06	2050
TRASH REMOVAL	.04	2294
REPR/MAINT TOTAL	.81	2716
PAYROLL	.34	1956
ELEVATOR	.12	2394
HVAC	.13	2565
ELECTRICAL	.04	2217
STRUCT/ROOF	.03	1303
PLUMBING	.01	1977
FIRE/LIFE SFTY	.02	1243
OTHER MAINT/SUP	.15	2584

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.53	2695
ELECTRICAL	1.35	2671
GAS	.12	1239
FUEL OIL	.01	310
PURCH STEAM	.35	256
PURCH CH WTR	.50	66
COAL	.10	23
WATER/SEWER	.06	2548
RDS/GNDS/SEC TOTAL	.30	2550
RDS/GNDS TOTAL	.12	2175
RDS/GNDS PAYRL	.07	322
RDS/GNDS CONTR	.10	1856
RDS/GNDS OTHER	.03	1194

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.20	2232
SEC PAYROLL	.25	508
SEC CONTRACTS	.15	1918
SEC OTHER	.02	749
ADMIN TOTAL	.67	2681
PAYROLL	.24	1677
MGMT FEES	.43	2274
LEGAL FEES	.02	1474
AUDIT FEES	.03	1108
GEN OFC EXP	.05	1981
OTHER ADM EXP	.03	1823

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.44	2681
REAL ESTATE TAX	1.21	2629
BUILDING INS	.17	2532
PERS PROP TAX	.00	509
OTHER TAX	.03	681
LEASING EXPENSES	.37	2195
ADV/PROMOTION	.03	1529
COMM/FEES	.18	1548
TENANT ALTS	.33	1572
BUY-OUTS	.19	128

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.58	2248
CLEANING	.20	635
REPAIR/MAINT	.34	1976
RDS/GROUNDS	.07	356
SECURITY	.25	519
ADMINISTRATIVE	.24	1584
TOTAL CONTRACTS	1.50	2608
CLEANING	.59	2517
REPAIR/MAINT	.30	2000
RDS/GROUNDS	.10	1890
SECURITY	.16	1958
ADMINISTRATIVE	.47	2047

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (2 Year)

1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1849 BLDS	368,676,337 SQ. FT.				348,906,169 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1721					13.93	11.62	8.37	15.15
RETAIL AREA	496	19.03	14.26	8.11	20.90				
OTHER AREA	224	12.67	7.01	3.47	11.60				
TOTAL RENT	1736	13.83	11.74	8.44	15.21				
MISCELLANEOUS	1227	.99	.12	.03	.41				
TOTAL INCOME	1745	14.54	12.01	8.65	15.55				
EXPENSE									
CLEANING	1810	1.02	.73	.57	.98	1.07	.75	.58	1.01
REPAIR-MAINT	1846	1.17	.81	.56	1.20	.10	.83	.58	1.27
UTILITIES	1838	1.64	1.54	1.16	1.96	.14	1.58	1.19	2.03
RDS/GRNDS/SEC	1768	.42	.30	.17	.47	.42	.30	.17	.47
ADMINISTRATIVE	1820	.71	.66	.44	.90	.71	.66	.44	.90
TOTAL OPER EXP	1848	4.92	4.19	3.45	5.24	2.47	4.32	3.49	5.46
FIXED EXPENSES	1824	2.23	1.41	.94	2.03	2.23	1.41	.94	2.03
TOTAL OPER + FIX	1848	7.13	5.72	4.69	7.15	4.70	5.83	4.75	7.43
LEASING EXP	1478	.72	.27	.09	.72				
TOTAL PAYROLL	1562	1.04	.56	.36	.94				
TOTAL CONTRACT	1766	1.53	1.37	.94	1.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7745	1708
AVG SQFT/RETAIL TENANT	2847	580
AVG SQFT/OFFICE WORKER	285	1362
AVG % OFFICE OCCUPANCY	89.1	1837
AVG % RETAIL OCCUPANCY	91.0	622
AVG $ RATE YR-END RENT	15.73	1659
RENTABLE/GROSS SQFT	.93	1849

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.74	1501
PAYROLL	.36	430
CONTRACT	.59	1427
SUP/MAT/MISC	.06	1208
TRASH REMOVAL	.04	1296
REPR/MAINT TOTAL	.83	1504
PAYROLL	.33	1220
ELEVATOR	.13	1312
HVAC	.12	1404
ELECTRICAL	.04	1308
STRUCT/ROOF	.04	732
PLUMBING	.01	1160
FIRE/LIFE SFTY	.01	669
OTHER MAINT/SUP	.16	1421

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.56	1501
ELECTRICAL	1.33	1484
GAS	.14	717
FUEL OIL	.04	146
PURCH STEAM	.37	182
PURCH CH WTR	.54	45
COAL	.07	3
WATER/SEWER	.06	1417
RDS/GNDS/SEC TOTAL	.30	1465
RDS/GNDS TOTAL	.11	1247
RDS/GNDS PAYRL	.09	248
RDS/GNDS CONTR	.08	1058
RDS/GNDS OTHER	.02	774

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.18	1301
SEC PAYROLL	.22	340
SEC CONTRACTS	.13	1113
SEC OTHER	.01	481
ADMIN TOTAL	.67	1478
PAYROLL	.23	956
MGMT FEES	.43	1211
LEGAL FEES	.03	816
AUDIT FEES	.03	566
GEN OFC EXP	.04	1060
OTHER ADM EXP	.03	996

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.44	1487
REAL ESTATE TAX	1.22	1447
BUILDING INS	.17	1418
PERS PROP TAX	.01	299
OTHER TAX	.04	375
LEASING EXPENSES	.30	1178
ADV/PROMOTION	.02	794
COMM/FEES	.14	866
TENANT ALTS	.28	792
BUY-OUTS	.13	79

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.59	1556
CLEANING	.36	430
REPAIR/MAINT	.33	1220
RDS/GROUNDS	.09	248
SECURITY	.22	340
ADMINISTRATIVE	.23	956
TOTAL CONTRACTS	1.42	1491
CLEANING	.59	1427
REPAIR/MAINT	.30	1143
RDS/GROUNDS	.08	1058
SECURITY	.13	1113
ADMINISTRATIVE	.45	1110

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

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1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1829 BLDS	396,820,594 SQ. FT.				379,598,860 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1655					14.40	11.92	8.51	15.55
RETAIL AREA	499	17.65	15.15	8.90	22.16				
OTHER AREA	217	13.79	7.43	3.28	12.27				
TOTAL RENT	1675	14.60	12.07	8.61	15.94				
MISCELLANEOUS	1261	.74	.13	.02	.46				
TOTAL INCOME	1730	14.89	12.43	8.84	16.33				
EXPENSE									
CLEANING	1778	1.02	.75	.58	1.00	1.06	.77	.60	1.05
REPAIR-MAINT	1800	1.27	.86	.61	1.24	1.31	.89	.62	1.30
UTILITIES	1795	1.66	1.53	1.20	1.93	1.70	1.56	1.22	1.98
RDS/GRNDS/SEC	1747	.43	.31	.19	.49	.43	.31	.19	.49
ADMINISTRATIVE	1813	.78	.67	.46	.93	.78	.67	.46	.93
TOTAL OPER EXP	1781	5.15	4.31	3.60	5.38	5.21	4.42	3.66	5.54
FIXED EXPENSES	1781	2.44	1.49	1.03	2.19	2.44	1.49	1.03	2.19
TOTAL OPER + FIX	1774	7.61	5.87	4.88	7.50	7.75	5.96	4.95	7.68
LEASING EXP	1500	.82	.31	.09	.87				
TOTAL PAYROLL	1545	1.06	.59	.36	.96				
TOTAL CONTRACT	1761	1.67	1.47	1.06	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8312	1679
AVG SQFT/RETAIL TENANT	3043	543
AVG SQFT/OFFICE WORKER	269	1293
AVG % OFFICE OCCUPANCY	89.3	1804
AVG % RETAIL OCCUPANCY	92.3	567
AVG $ RATE YR-END RENT	15.43	1652
RENTABLE/GROSS SQFT	.92	1632

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	1581
PAYROLL	.19	422
CONTRACT	.61	1500
SUP/MAT/MISC	.06	1243
TRASH REMOVAL	.04	1373
REPR/MAINT TOTAL	.86	1602
PAYROLL	.35	1242
ELEVATOR	.13	1418
HVAC	.12	1530
ELECTRICAL	.04	1353
STRUCT/ROOF	.03	783
PLUMBING	.01	1205
FIRE/LIFE SFTY	.02	775
OTHER MAINT/SUP	.16	1525

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.66	1594
ELECTRICAL	1.35	1567
GAS	.12	764
FUEL OIL	.02	185
PURCH STEAM	.35	181
PURCH CH WTR	.53	42
COAL	.09	12
WATER/SEWER	.06	1501
RDS/GNDS/SEC TOTAL	.31	1526
RDS/GNDS TOTAL	.10	1299
RDS/GNDS PAYRL	.07	218
RDS/GNDS CONTR	.06	1090
RDS/GNDS OTHER	.03	729

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.21	1373
SEC PAYROLL	.24	342
SEC CONTRACTS	.15	1181
SEC OTHER	.02	470
ADMIN TOTAL	.67	1581
PAYROLL	.23	1012
MGMT FEES	.43	1325
LEGAL FEES	.02	923
AUDIT FEES	.03	656
GEN OFC EXP	.04	1193
OTHER ADM EXP	.03	1106

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.51	1590
REAL ESTATE TAX	1.30	1541
BUILDING INS	.17	1512
PERS PROP TAX	.00	327
OTHER TAX	.04	409
LEASING EXPENSES	.35	1306
ADV/PROMOTION	.03	894
COMM/FEES	.17	932
TENANT ALTS	.29	959
BUY-OUTS	.15	84

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.61	1380
CLEANING	.20	433
REPAIR/MAINT	.35	1248
RDS/GROUNDS	.07	246
SECURITY	.24	349
ADMINISTRATIVE	.23	976
TOTAL CONTRACTS	1.52	1552
CLEANING	.62	1503
REPAIR/MAINT	.31	1168
RDS/GROUNDS	.08	1111
SECURITY	.16	1214
ADMINISTRATIVE	.46	1229

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

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Comparison of Identical Buildings (5 Year)

1983

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	403 BLDS	112,646,262 SQ. FT.				104,537,735 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	343					13.60	10.89	8.58	13.33
RETAIL AREA	156	16.03	12.16	7.60	16.57				
OTHER AREA	94	8.46	6.87	3.37	16.71				
TOTAL RENT	357	13.44	10.94	8.78	13.28				
MISCELLANEOUS	251	.79	.19	.03	.60				
TOTAL INCOME	357	14.05	11.14	9.10	14.10				
EXPENSE									
CLEANING	403	1.17	.82	.62	1.20	1.26	.85	.64	1.30
REPAIR-MAINT	403	1.36	.89	.61	1.29	1.45	.93	.63	1.37
UTILITIES	403	1.87	1.54	1.14	1.95	1.97	1.59	1.19	1.99
RDS/GRNDS/SEC	391	.38	.26	.15	.43	.38	.26	.15	.43
ADMINISTRATIVE	402	.65	.55	.37	.80	.65	.55	.37	.80
TOTAL OPER EXP	403	5.43	4.27	3.42	5.27	5.78	4.46	3.58	5.68
FIXED EXPENSES	392	1.73	1.14	.72	1.58	1.73	1.14	.72	1.58
TOTAL OPER+FIX	398	7.14	5.39	4.35	6.80	7.54	5.58	4.56	7.33
LEASING EXP	297	.53	.23	.07	.53				
TOTAL PAYROLL	332	1.47	.70	.40	1.53				
TOTAL CONTRACT	336	1.45	1.23	.78	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8431	377
AVG SQFT/RETAIL TENANT	3449	174
AVG SQFT/OFFICE WORKER	226	300
AVG % OFFICE OCCUPANCY	95.2	403
AVG % RETAIL OCCUPANCY	95.7	196
AVG $ RATE YR-END RENT	15.99	338
RENTABLE/GROSS SQFT	.85	173

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	363
PAYROLL	.68	173
CONTRACT	.57	340
SUP/MAT/MISC	.06	310
TRASH REMOVAL	.03	319
REPR/MAINT TOTAL	.88	358
PAYROLL	.40	300
ELEVATOR	.17	326
HVAC	.10	340
ELECTRICAL	.03	312
STRUCT/ROOF	.03	142
PLUMBING	.01	265
FIRE/LIFE SFTY	.06	301
OTHER MAINT/SUP	.11	342

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.54	403
ELECTRICAL	1.20	368
GAS	.19	171
FUEL OIL	.07	40
PURCH STEAM	.37	93
PURCH CH WTR	.59	20
COAL		
WATER/SEWER	.05	347
RDS/GNDS/SEC TOTAL	.26	301
RDS/GNDS TOTAL	.05	269
RDS/GNDS PAYRL	.05	83
RDS/GNDS CONTR	.04	199
RDS/GNDS OTHER	.02	138

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	340
SEC PAYROLL	.21	120
SEC CONTRACTS	.14	259
SEC OTHER	.01	136
ADMIN TOTAL	.56	364
PAYROLL	.21	262
MGMT FEES	.34	272
LEGAL FEES	.02	169
AUDIT FEES	.03	130
GEN OFC EXP	.04	280
OTHER ADM EXP	.03	253

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.12	384
REAL ESTATE TAX	1.03	355
BUILDING INS	.07	357
PERS PROP TAX	.00	63
OTHER TAX	.04	89
LEASING EXPENSES	.23	275
ADV/PROMOTION	.02	135
COMM/FEES	.14	202
TENANT ALTS	.12	192
BUY-OUTS	.09	13

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.75	319
CLEANING	.69	164
REPAIR/MAINT	.40	285
RDS/GROUNDS	.04	84
SECURITY	.21	120
ADMINISTRATIVE	.21	245
TOTAL CONTRACTS	1.21	316
CLEANING	.57	299
REPAIR/MAINT	.27	260
RDS/GROUNDS	.04	177
SECURITY	.14	239
ADMINISTRATIVE	.34	243

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

1984

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	402 BLDS	112,542,086 SQ. FT.				104,478,432 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	342					14.46	11.19	9.13	14.46
RETAIL AREA	155	17.07	13.43	8.77	17.76				
OTHER AREA	94	7.88	6.26	2.83	13.11				
TOTAL RENT	355	14.36	11.23	9.17	14.41				
MISCELLANEOUS	247	.97	.20	.04	.56				
TOTAL INCOME	355	15.14	11.45	9.42	14.89				
EXPENSE									
CLEANING	402	1.26	.81	.62	1.19	1.35	.82	.65	1.27
REPAIR-MAINT	402	1.40	.96	.63	1.33	1.49	1.00	.68	1.36
UTILITIES	402	1.99	1.68	1.27	2.06	2.08	1.71	1.31	2.10
RDS/GRNDS/SEC	393	.41	.28	.16	.43	.41	.28	.16	.43
ADMINISTRATIVE	397	.69	.56	.41	.90	.69	.56	.41	.90
TOTAL OPER EXP	402	5.73	4.41	3.66	5.50	6.09	4.54	3.83	5.84
FIXED EXPENSES	395	2.00	1.21	.80	1.76	2.00	1.21	.80	1.76
TOTAL OPER+FIX	402	7.72	5.68	4.67	7.07	8.10	5.85	4.81	7.43
LEASING EXP	317	.47	.26	.06	.53				
TOTAL PAYROLL	321	1.51	.77	.42	1.58				
TOTAL CONTRACT	325	1.65	1.39	.88	1.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9422	371
AVG SQFT/RETAIL TENANT	3245	175
AVG SQFT/OFFICE WORKER	243	294
AVG % OFFICE OCCUPANCY	94.6	368
AVG % RETAIL OCCUPANCY	95.0	185
AVG $ RATE YR-END RENT	16.61	334
RENTABLE/GROSS SQFT	.83	185

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	355
PAYROLL	.76	158
CONTRACT	.56	334
SUP/MAT/MISC	.06	290
TRASH REMOVAL	.03	310
REPR/MAINT TOTAL	.96	350
PAYROLL	.39	293
ELEVATOR	.18	308
HVAC	.10	339
ELECTRICAL	.04	308
STRUCT/ROOF	.04	174
PLUMBING	.01	261
FIRE/LIFE SFTY	.05	301
OTHER MAINT/SUP	.13	329

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.70	385
ELECTRICAL	1.31	354
GAS	.23	170
FUEL OIL	.05	40
PURCH STEAM	.39	77
PURCH CH WTR	.62	19
COAL	.07	1
WATER/SEWER	.05	340
RDS/GNDS/SEC TOTAL	.29	348
RDS/GNDS TOTAL	.07	267
RDS/GNDS PAYRL	.05	77
RDS/GNDS CONTR	.05	211
RDS/GNDS OTHER	.03	136

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.20	327
SEC PAYROLL	.21	137
SEC CONTRACTS	.15	256
SEC OTHER	.02	130
ADMIN TOTAL	.57	347
PAYROLL	.22	241
MGMT FEES	.35	286
LEGAL FEES	.02	180
AUDIT FEES	.03	129
GEN OFC EXP	.04	290
OTHER ADM EXP	.03	250

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.19	350
REAL ESTATE TAX	1.13	339
BUILDING INS	.07	347
PERS PROP TAX	.00	67
OTHER TAX	.03	86
LEASING EXPENSES	.27	285
ADV/PROMOTION	.01	146
COMM/FEES	.12	214
TENANT ALTS	.20	210
BUY-OUTS	.06	10

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.81	288
CLEANING	.76	153
REPAIR/MAINT	.39	268
RDS/GROUNDS	.04	78
SECURITY	.21	117
ADMINISTRATIVE	.22	223
TOTAL CONTRACTS	1.41	290
CLEANING	.60	281
REPAIR/MAINT	.32	239
RDS/GROUNDS	.05	176
SECURITY	.15	233
ADMINISTRATIVE	.38	241

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	401 BLDS	113,019,171 SQ. FT.				105,103,740 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	333					15.62	11.95	9.75	14.82
RETAIL AREA	146	19.57	14.72	8.94	22.35				
OTHER AREA	82	6.62	5.81	1.41	11.22				
TOTAL RENT	350	15.46	11.94	9.88	15.07				
MISCELLANEOUS	236	1.04	.17	.03	.58				
TOTAL INCOME	350	16.28	12.27	10.32	15.55				
EXPENSE									
CLEANING	401	1.29	.80	.64	1.19	1.38	.83	.66	1.28
REPAIR-MAINT	401	1.51	1.04	.70	1.39	1.61	1.09	.71	1.51
UTILITIES	401	1.99	1.71	1.28	2.15	2.09	1.76	1.33	2.21
RDS/GRNDS/SEC	389	.42	29	.17	.48	.42	.29	.17	.48
ADMINISTRATIVE	401	.73	.61	.41	.85	.73	.61	.41	.85
TOTAL OPER EXP	401	5.95	4.63	3.77	5.74	6.32	4.87	3.86	6.10
FIXED EXPENSES	393	2.24	1.33	.90	1.86	2.24	1.33	.90	1.86
TOTAL OPER+FIX	395	8.00	5.96	4.94	7.45	8.57	6.28	5.08	7.64
LEASING EXP	303	.58	.24	.07	.57				
TOTAL PAYROLL	324	1.53	.77	.45	1.44				
TOTAL CONTRACT	339	1.67	1.33	.82	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9854	377
AVG SQFT/RETAIL TENANT	3210	183
AVG SQFT/OFFICE WORKER	254	300
AVG % OFFICE OCCUPANCY	94.3	395
AVG % RETAIL OCCUPANCY	96.9	191
AVG $ RATE YR-END RENT	16.36	347
RENTABLE/GROSS SQFT	.83	176

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	325
PAYROLL	.59	144
CONTRACT	.59	308
SUP/MAT/MISC	.06	292
TRASH REMOVAL	.03	290
REPR/MAINT TOTAL	1.04	322
PAYROLL	.40	272
ELEVATOR	.18	283
HVAC	.11	310
ELECTRICAL	.04	291
STRUCT/ROOF	.05	154
PLUMBING	.02	255
FIRE/LIFE SFTY	.02	129
OTHER MAINT/SUP	.19	318

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.70	324
ELECTRICAL	1.38	322
GAS	.20	160
FUEL OIL	.02	41
PURCH STEAM	.40	72
PURCH CH WTR	.58	15
COAL	.04	1
WATER/SEWER	.06	316
RDS/GNDS/SEC TOTAL	.29	318
RDS/GNDS TOTAL	.08	240
RDS/GNDS PAYRL	.04	66
RDS/GNDS CONTR	.05	191
RDS/GNDS OTHER	.02	148

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.21	293
SEC PAYROLL	.22	121
SEC CONTRACTS	.14	245
SEC OTHER	.02	104
ADMIN TOTAL	.61	323
PAYROLL	.24	221
MGMT FEES	.37	239
LEGAL FEES	.02	172
AUDIT FEES	.03	122
GEN OFC EXP	.04	245
OTHER ADM EXP	.03	220

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.30	319
REAL ESTATE TAX	1.17	308
BUILDING INS	.09	310
PERS PROP TAX	.00	58
OTHER TAX	.03	73
LEASING EXPENSES	.28	257
ADV/PROMOTION	.01	140
COMM/FEES	.12	181
TENANT ALTS	.25	196
BUY-OUTS	.12	18

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.80	271
CLEANING	.59	137
REPAIR/MAINT	.41	251
RDS/GROUNDS	.05	64
SECURITY	.22	105
ADMINISTRATIVE	.24	205
TOTAL CONTRACTS	1.37	281
CLEANING	.60	273
REPAIR/MAINT	.29	252
RDS/GROUNDS	.05	171
SECURITY	.15	224
ADMINISTRATIVE	.35	227

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	401 BLDS	112,120,472 SQ. FT.				104,805,513 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	352					15.36	11.79	9.11	15.01
RETAIL AREA	149	23.60	14.56	7.48	21.24				
OTHER AREA	92	10.22	8.27	4.42	12.53				
TOTAL RENT	354	15.14	12.05	9.19	15.01				
MISCELLANEOUS	257	1.38	.13	.03	.52				
TOTAL INCOME	360	16.16	12.22	9.25	15.35				
EXPENSE									
CLEANING	399	1.35	.84	.64	1.17	1.44	.86	.66	1.29
REPAIR-MAINT	401	1.53	1.00	.70	1.37	1.63	1.07	.71	1.47
UTILITIES	401	1.92	1.67	1.25	2.16	2.03	1.71	1.28	2.25
RDS/GRNDS/SEC	393	.48	.31	.18	.50	.48	.31	.18	.50
ADMINISTRATIVE	396	.73	.63	.43	.88	.73	.63	.43	.88
TOTAL OPER EXP	401	5.99	4.60	3.70	5.85	6.38	4.86	3.74	6.13
FIXED EXPENSES	393	2.45	1.45	.97	2.12	2.45	1.45	.97	2.12
TOTAL OPER+FIX	401	8.43	6.00	4.99	7.83	8.84	6.22	5.10	8.17
LEASING EXP	309	.60	.25	.10	.61				
TOTAL PAYROLL	373	1.52	.70	.41	1.24				
TOTAL CONTRACT	397	1.61	1.37	.86	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8913	361
AVG SQFT/RETAIL TENANT	2652	180
AVG SQFT/OFFICE WORKER	292	315
AVG % OFFICE OCCUPANCY	93.5	400
AVG % RETAIL OCCUPANCY	96.0	195
AVG $ RATE YR-END RENT	16.27	345
RENTABLE/GROSS SQFT	.93	401

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.84	379
PAYROLL	.57	147
CONTRACT	.61	359
SUP/MAT/MISC	.06	317
TRASH REMOVAL	.04	327
REPR/MAINT TOTAL	1.00	381
PAYROLL	.37	321
ELEVATOR	.18	334
HVAC	.11	361
ELECTRICAL	.06	339
STRUCT/ROOF	.07	185
PLUMBING	.01	291
FIRE/LIFE SFTY	.02	164
OTHER MAINT/SUP	.18	363

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.66	381
ELECTRICAL	1.34	379
GAS	.15	193
FUEL OIL	.05	38
PURCH STEAM	.37	83
PURCH CH WTR	.52	24
COAL	.04	1
WATER/SEWER	.06	365
RDS/GNDS/SEC TOTAL	.31	373
RDS/GNDS TOTAL	.09	295
RDS/GNDS PAYRL	.06	67
RDS/GNDS CONTR	.04	236
RDS/GNDS OTHER	.02	201

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.21	333
SEC PAYROLL	.19	120
SEC CONTRACTS	.15	287
SEC OTHER	.01	132
ADMIN TOTAL	.63	376
PAYROLL	.25	251
MGMT FEES	.40	276
LEGAL FEES	.03	195
AUDIT FEES	.03	140
GEN OFC EXP	.04	278
OTHER ADM EXP	.05	248

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.44	374
REAL ESTATE TAX	1.24	364
BUILDING INS	.15	367
PERS PROP TAX	.00	80
OTHER TAX	.05	97
LEASING EXPENSES	.26	302
ADV/PROMOTION	.02	171
COMM/FEES	.12	229
TENANT ALTS	.23	208
BUY-OUTS	.12	22

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.88	355
CLEANING	.57	147
REPAIR/MAINT	.37	321
RDS/GROUNDS	.06	67
SECURITY	.19	120
ADMINISTRATIVE	.25	251
TOTAL CONTRACTS	1.36	378
CLEANING	.61	359
REPAIR/MAINT	.32	349
RDS/GROUNDS	.04	236
SECURITY	.15	297
ADMINISTRATIVE	.40	258

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1987

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	399 BLDS	112,830,780 SQ. FT.				105,470,847 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	346					15.21	11.53	8.68	14.86
RETAIL AREA	159	20.41	13.96	7.72	21.32				
OTHER AREA	90	10.53	7.99	4.55	12.20				
TOTAL RENT	355	15.38	11.86	8.78	15.35				
MISCELLANEOUS	266	1.22	.14	.02	.59				
TOTAL INCOME	362	16.31	12.17	8.95	15.93				
EXPENSE									
CLEANING	399	1.37	.83	.63	1.19	1.45	.86	.64	1.24
REPAIR-MAINT	399	1.70	1.05	.71	1.47	1.79	1.09	.72	1.55
UTILITIES	398	1.93	1.63	1.23	2.09	2.01	1.68	1.24	2.10
RDS/GRNDS/SEC	392	.48	.32	.19	.50	.48	.32	.19	.50
ADMINISTRATIVE	399	.76	.63	.44	.91	.76	.63	.44	.91
TOTAL OPER EXP.	399	6.23	4.58	3.76	5.93	6.56	4.77	3.85	6.17
FIXED EXPENSES	391	2.67	1.52	1.01	2.23	2.67	1.52	1.01	2.23
TOTAL OPER+FIX	399	8.89	6.14	5.09	8.10	9.24	6.22	5.20	8.36
LEASING EXP	331	.63	.29	.10	.73				
TOTAL PAYROLL	360	1.52	.75	.43	1.30				
TOTAL CONTRACT	392	1.73	1.46	.98	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9172	370
AVG SQFT/RETAIL TENANT	2964	184
AVG SQFT/OFFICE WORKER	255	308
AVG % OFFICE OCCUPANCY	92.9	394
AVG % RETAIL OCCUPANCY	95.7	191
AVG $ RATE YR-END RENT	16.01	350
RENTABLE/GROSS SQFT	.92	351

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.84	386
PAYROLL	.54	152
CONTRACT	.62	369
SUP/MAT/MISC	.06	317
TRASH REMOVAL	.04	335
REPR/MAINT TOTAL	1.04	387
PAYROLL	.43	308
ELEVATOR	.18	344
HVAC	.13	369
ELECTRICAL	.05	343
STRUCT/ROOF	.06	189
PLUMBING	.02	290
FIRE/LIFE SFTY	.02	186
OTHER MAINT/SUP	.18	366

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.64	386
ELECTRICAL	1.36	384
GAS	.13	193
FUEL OIL	.03	31
PURCH STEAM	.35	88
PURCH CH WTR	.57	24
COAL	.03	3
WATER/SEWER	.06	366
RDS/GNDS/SEC TOTAL	.32	379
RDS/GNDS TOTAL	.07	305
RDS/GNDS PAYRL	.05	51
RDS/GNDS CONTR	.06	246
RDS/GNDS OTHER	.02	176

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	347
SEC PAYROLL	.26	120
SEC CONTRACTS	.17	286
SEC OTHER	.02	127
ADMIN TOTAL	.63	382
PAYROLL	.24	261
MGMT FEES	.38	293
LEGAL FEES	.03	204
AUDIT FEES	.03	142
GEN OFC EXP	.05	293
OTHER ADM EXP	.04	288

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.80	379
REAL ESTATE TAX	1.30	370
BUILDING INS	.16	373
PERS PROP TAX	.00	86
OTHER TAX	.05	102
LEASING EXPENSES	.29	324
ADV/PROMOTION	.02	196
COMM/FEES	.13	250
TENANT ALTS	.22	241
BUY-OUTS	.14	31

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.75	362
CLEANING	.54	155
REPAIR/MAINT	.43	312
RDS/GROUNDS	.04	52
SECURITY	.25	121
ADMINISTRATIVE	.25	263
TOTAL CONTRACTS	1.46	382
CLEANING	.63	370
REPAIR/MAINT	.34	267
RDS/GROUNDS	.06	251
SECURITY	.17	297
ADMINISTRATIVE	.39	292

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Agency Managed

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	865 BLDS	266,068,530 SQ. FT.				255,067,236 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	746					14.75	12.45	8.63	16.88
RETAIL AREA	358	17.93	15.15	8.52	23.26				
OTHER AREA	131	12.97	6.73	3.17	10.68				
TOTAL RENT	764	15.09	12.65	8.76	17.31				
MISCELLANEOUS	583	.54	.18	.04	.67				
TOTAL INCOME	828	15.14	13.09	8.91	17.42				
EXPENSE									
CLEANING	809	.98	.79	.60	1.10	1.02	.83	.62	1.16
REPAIR-MAINT	823	1.16	.97	.67	1.33	1.20	1.00	.69	1.40
UTILITIES	822	1.64	1.51	1.20	1.97	1.67	1.56	1.22	2.02
RDS/GRNDS/SEC	777	.37	.28	.16	.44	.37	.28	.16	.44
ADMINISTRATIVE	862	.81	.72	.48	.99	.81	.72	.48	.99
TOTAL OPER EXP	798	4.99	4.49	3.71	5.63	4.90	4.68	3.84	5.86
FIXED EXPENSES	801	2.66	1.57	1.00	2.52	2.66	1.57	1.00	2.52
TOTAL OPER + FIX	791	7.71	6.21	4.92	8.12	7.72	6.37	5.13	8.39
LEASING EXP	743	.90	.35	.09	1.00				
TOTAL PAYROLL	719	.96	.66	.41	.97				
TOTAL CONTRACT	800	1.61	1.50	1.03	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9115	786
AVG SQFT/RETAIL TENANT	2906	409
AVG SQFT/OFFICE WORKER	259	599
AVG % OFFICE OCCUPANCY	88.0	846
AVG % RETAIL OCCUPANCY	90.2	430
AVG $ RATE YR-END RENT	16.70	756
RENTABLE/GROSS SQFT	.91	678

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.79	767
PAYROLL	.21	202
CONTRACT	.64	690
SUP/MAT/MISC	.06	608
TRASH REMOVAL	.04	640
REPR/MAINT TOTAL	.96	766
PAYROLL	.40	570
ELEVATOR	.17	744
HVAC	.12	725
ELECTRICAL	.04	621
STRUCT/ROOF	.02	338
PLUMBING	.01	563
FIRE/LIFE SFTY	.02	371
OTHER MAINT/SUP	.15	732

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.54	764
ELECTRICAL	1.31	755
GAS	.10	359
FUEL OIL	.02	135
PURCH STEAM	.35	152
PURCH CH WTR	.51	32
COAL	.05	3
WATER/SEWER	.06	721
RDS/GNDS/SEC TOTAL	.29	686
RDS/GNDS TOTAL	.05	512
RDS/GNDS PAYRL	.04	64
RDS/GNDS CONTR	.04	406
RDS/GNDS OTHER	.02	265

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	645
SEC PAYROLL	.24	187
SEC CONTRACTS	.22	533
SEC OTHER	.01	236
ADMIN TOTAL	.73	767
PAYROLL	.23	484
MGMT FEES	.41	735
LEGAL FEES	.03	510
AUDIT FEES	.03	415
GEN OFC EXP	.05	606
OTHER ADM EXP	.03	555

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.54	749
REAL ESTATE TAX	1.32	726
BUILDING INS	.19	734
PERS PROP TAX	.00	172
OTHER TAX	.03	278
LEASING EXPENSES	.37	660
ADV/PROMOTION	.03	465
COMM/FEES	.17	451
TENANT ALTS	.31	481
BUY-OUTS	.22	48

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.66	651
CLEANING	.22	205
REPAIR/MAINT	.40	575
RDS/GROUNDS	.04	70
SECURITY	.24	192
ADMINISTRATIVE	.22	440
TOTAL CONTRACTS	1.56	716
CLEANING	.64	694
REPAIR/MAINT	.32	566
RDS/GROUNDS	.04	416
SECURITY	.21	553
ADMINISTRATIVE	.46	617

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	105 BLDS	3,226,265 SQ. FT.				3,063,855 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	102					11.00	10.17	7.59	13.14
RETAIL AREA	24	12.79	10.23	5.24	16.69				
OTHER AREA	2	3.65	3.32						
TOTAL RENT	102	11.22	10.86	7.66	12.86				
MISCELLANEOUS	62	.90	.18	.03	.65				
TOTAL INCOME	102	11.79	11.25	7.85	14.16				
EXPENSE									
CLEANING	103	.82	.75	.57	.98	.85	.77	.63	1.03
REPAIR-MAINT	104	.99	.81	.55	1.20	1.03	.84	.57	1.25
UTILITIES	103	1.53	1.51	1.11	1.97	1.58	1.59	1.13	2.04
RDS/GRNDS/SEC	95	.30	.18	.06	.35	.30	.18	.06	.35
ADMINISTRATIVE	103	.66	.58	.44	.79	.66	.58	.44	.79
TOTAL OPER EXP	103	4.28	4.01	3.30	5.03	4.34	4.15	3.44	5.27
FIXED EXPENSES	101	1.57	1.17	.80	1.59	1.57	1.17	.80	1.59
TOTAL OPER + FIX	103	5.79	5.20	4.21	6.53	5.94	5.47	4.29	6.87
LEASING EXP	79	.61	.37	.09	.78				
TOTAL PAYROLL	63	.68	.46	.26	.76				
TOTAL CONTRACT	104	1.58	1.42	.99	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2653	97
AVG SQFT/RETAIL TENANT	1911	23
AVG SQFT/OFFICE WORKER	213	78
AVG % OFFICE OCCUPANCY	90.3	102
AVG % RETAIL OCCUPANCY	87.7	26
AVG $ RATE YR-END RENT	12.79	92
RENTABLE/GROSS SQFT	.93	89

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	98
PAYROLL	.40	13
CONTRACT	.63	94
SUP/MAT/MISC	.08	71
TRASH REMOVAL	.05	81
REPR/MAINT TOTAL	.81	98
PAYROLL	.41	51
ELEVATOR	.11	88
HVAC	.18	86
ELECTRICAL	.05	75
STRUCT/ROOF	.06	41
PLUMBING	.03	65
FIRE/LIFE SFTY	.02	34
OTHER MAINT/SUP	.18	90

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.58	98
ELECTRICAL	1.26	95
GAS	.18	59
FUEL OIL	.52	1
PURCH STEAM	.37	7
PURCH CH WTR		
COAL		
WATER/SEWER	.06	92
RDS/GNDS/SEC TOTAL	.19	90
RDS/GNDS TOTAL	.09	72
RDS/GNDS PAYRL	.05	7
RDS/GNDS CONTR	.09	58
RDS/GNDS OTHER	.02	32

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.11	60
SEC PAYROLL	.06	5
SEC CONTRACTS	.15	49
SEC OTHER	.02	24
ADMIN TOTAL	.59	98
PAYROLL	.16	19
MGMT FEES	.46	90
LEGAL FEES	.03	51
AUDIT FEES	.07	43
GEN OFC EXP	.04	54
OTHER ADM EXP	.02	50

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.18	98
REAL ESTATE TAX	.95	93
BUILDING INS	.17	94
PERS PROP TAX	.01	7
OTHER TAX	.04	24
LEASING EXPENSES	.30	70
ADV/PROMOTION	.02	35
COMM/FEES	.27	49
TENANT ALTS	.29	43
BUY-OUTS	.48	3

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.46	61
CLEANING	.51	14
REPAIR/MAINT	.41	52
RDS/GROUNDS	.05	8
SECURITY	.12	8
ADMINISTRATIVE	.16	20
TOTAL CONTRACTS	1.42	98
CLEANING	.64	95
REPAIR/MAINT	.31	70
RDS/GROUNDS	.06	62
SECURITY	.13	52
ADMINISTRATIVE	.51	78

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Agency Managed

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	98 BLDS	7,373,839 SQ. FT.				6,967,560 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	95					10.68	10.57	6.23	15.11
RETAIL AREA	31	14.35	14.52	10.11	21.33				
OTHER AREA	5	12.16	12.53	3.69	21.72				
TOTAL RENT	95	10.84	10.50	6.23	14.71				
MISCELLANEOUS	62	.26	.04	.01	.20				
TOTAL INCOME	95	11.01	10.50	6.79	14.94				
EXPENSE									
CLEANING	86	.91	.70	.54	1.05	.97	.76	.57	1.09
REPAIR-MAINT	94	.87	.79	.46	1.13	.91	.80	.50	1.24
UTILITIES	91	1.50	1.52	1.04	1.97	1.55	1.56	1.11	1.98
RDS/GRNDS/SEC	85	.29	.20	.08	.39	.29	.20	.08	.39
ADMINISTRATIVE	98	.68	.60	.40	.87	.68	.60	.40	.87
TOTAL OPER EXP	86	4.44	3.97	3.33	5.41	4.12	4.39	3.49	5.71
FIXED EXPENSES	90	1.52	1.30	.90	2.20	1.52	1.30	.90	2.20
TOTAL OPER+FIX	86	5.97	5.45	4.39	7.58	5.88	5.84	4.59	7.74
LEASING EXP	83	.73	.20	.08	.76				
TOTAL PAYROLL	79	.89	.52	.32	.80				
TOTAL CONTRACT	97	1.47	1.27	.79	2.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4200	92
AVG SQFT/RETAIL TENANT	2393	32
AVG SQFT/OFFICE WORKER	171	66
AVG % OFFICE OCCUPANCY	87.3	96
AVG % RETAIL OCCUPANCY	85.0	35
AVG $ RATE YR-END RENT	13.27	89
RENTABLE/GROSS SQFT	.93	78

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.72**	**82**
PAYROLL	.36	19
CONTRACT	.53	78
SUP/MAT/MISC	.06	70
TRASH REMOVAL	.04	68
REPR/MAINT TOTAL	**.81**	**82**
PAYROLL	.38	59
ELEVATOR	.13	80
HVAC	.12	77
ELECTRICAL	.04	69
STRUCT/ROOF	.02	37
PLUMBING	.01	66
FIRE/LIFE SFTY	.02	42
OTHER MAINT/SUP	.15	79

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.56**	**90**
ELECTRICAL	1.26	80
GAS	.10	50
FUEL OIL	.21	6
PURCH STEAM	.37	13
PURCH CH WTR	.75	1
COAL		
WATER/SEWER	.05	77
RDS/GNDS/SEC TOTAL	**.22**	**70**
RDS/GNDS TOTAL	.05	45
RDS/GNDS PAYRL	.04	3
RDS/GNDS CONTR	.05	37
RDS/GNDS OTHER	.03	19

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	65
SEC PAYROLL	.19	15
SEC CONTRACTS	.14	55
SEC OTHER	.01	9
ADMIN TOTAL	**.66**	**83**
PAYROLL	.23	30
MGMT FEES	.46	80
LEGAL FEES	.04	45
AUDIT FEES	.04	37
GEN OFC EXP	.03	60
OTHER ADM EXP	.03	41

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.30**	**90**
REAL ESTATE TAX	1.02	78
BUILDING INS	.21	78
PERS PROP TAX	.00	16
OTHER TAX	.05	31
LEASING EXPENSES	**.37**	**68**
ADV/PROMOTION	.02	45
COMM/FEES	.09	53
TENANT ALTS	.40	45
BUY-OUTS	.26	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.55**	**71**
CLEANING	.40	20
REPAIR/MAINT	.39	60
RDS/GROUNDS	.06	4
SECURITY	.19	15
ADMINISTRATIVE	.26	31
TOTAL CONTRACTS	**1.48**	**82**
CLEANING	.55	79
REPAIR/MAINT	.30	71
RDS/GROUNDS	.04	39
SECURITY	.15	59
ADMINISTRATIVE	.49	75

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	275 BLDS	52,962,233 SQ. FT.				50,499,405 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	250					13.90	13.08	9.42	17.40
RETAIL AREA	135	16.83	16.58	7.93	25.48				
OTHER AREA	51	11.39	6.87	2.97	11.37				
TOTAL RENT	258	14.33	13.41	9.60	17.90				
MISCELLANEOUS	193	.50	.14	.04	.56				
TOTAL INCOME	261	14.63	13.75	9.84	18.04				
EXPENSE									
CLEANING	265	.94	.84	.61	1.10	.97	.90	.62	1.16
REPAIR-MAINT	271	1.09	1.05	.71	1.38	1.13	1.07	.72	1.48
UTILITIES	269	1.59	1.48	1.20	1.91	1.63	1.53	1.23	1.98
RDS/GRNDS/SEC	271	.37	.31	.17	.47	.37	.31	.17	.47
ADMINISTRATIVE	274	.84	.82	.54	1.12	.84	.82	.54	1.12
TOTAL OPER EXP	265	4.88	4.67	3.90	5.73	4.93	4.94	4.05	5.90
FIXED EXPENSES	268	1.96	1.61	.99	2.63	1.96	1.61	.99	2.63
TOTAL OPER+FIX	265	6.82	6.49	5.20	8.22	6.89	6.68	5.32	8.50
LEASING EXP	244	.97	.40	.12	1.08				
TOTAL PAYROLL	259	.88	.71	.47	1.06				
TOTAL CONTRACT	269	1.73	1.65	1.14	2.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5825	261
AVG SQFT/RETAIL TENANT	2504	148
AVG SQFT/OFFICE WORKER	242	196
AVG % OFFICE OCCUPANCY	88.5	270
AVG % RETAIL OCCUPANCY	89.4	152
AVG $ RATE YR-END RENT	17.13	250
RENTABLE/GROSS SQFT	.92	236

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.84**	**246**
PAYROLL	.20	71
CONTRACT	.66	234
SUP/MAT/MISC	.05	219
TRASH REMOVAL	.04	226
REPR/MAINT TOTAL	**1.06**	**249**
PAYROLL	.41	220
ELEVATOR	.17	248
HVAC	.12	239
ELECTRICAL	.04	218
STRUCT/ROOF	.03	114
PLUMBING	.01	196
FIRE/LIFE SFTY	.02	140
OTHER MAINT/SUP	.14	235

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.52**	**248**
ELECTRICAL	1.36	244
GAS	.08	130
FUEL OIL	.06	41
PURCH STEAM	.38	52
PURCH CH WTR	.49	8
COAL	.05	3
WATER/SEWER	.06	231
RDS/GNDS/SEC TOTAL	**.32**	**247**
RDS/GNDS TOTAL	.04	178
RDS/GNDS PAYRL	.03	19
RDS/GNDS CONTR	.04	128
RDS/GNDS OTHER	.01	99

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.28	246
SEC PAYROLL	.27	64
SEC CONTRACTS	.25	209
SEC OTHER	.01	72
ADMIN TOTAL	**.83**	**246**
PAYROLL	.24	168
MGMT FEES	.45	241
LEGAL FEES	.03	175
AUDIT FEES	.03	122
GEN OFC EXP	.04	207
OTHER ADM EXP	.03	194

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.66**	**245**
REAL ESTATE TAX	1.40	234
BUILDING INS	.20	241
PERS PROP TAX	.00	71
OTHER TAX	.04	89
LEASING EXPENSES	**.43**	**218**
ADV/PROMOTION	.03	159
COMM/FEES	.19	168
TENANT ALTS	.42	161
BUY-OUTS	.22	13

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.72**	**239**
CLEANING	.21	72
REPAIR/MAINT	.41	221
RDS/GROUNDS	.03	23
SECURITY	.27	68
ADMINISTRATIVE	.24	171
TOTAL CONTRACTS	**1.74**	**248**
CLEANING	.66	235
REPAIR/MAINT	.34	209
RDS/GROUNDS	.04	130
SECURITY	.25	212
ADMINISTRATIVE	.50	227

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Agency Managed

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	136 BLDS	58,356,043 SQ. FT.				55,899,435 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	122					14.18	13.58	10.17	17.43
RETAIL AREA	64	16.53	14.43	9.19	20.85				
OTHER AREA	22	5.55	6.76	1.13	9.61				
TOTAL RENT	125	14.22	13.45	10.75	17.58				
MISCELLANEOUS	108	.54	.24	.07	.82				
TOTAL INCOME	127	14.55	13.96	10.74	18.06				
EXPENSE									
CLEANING	135	.98	.86	.65	1.23	1.01	.92	.69	1.26
REPAIR-MAINT	135	1.20	.98	.80	1.39	1.23	1.01	.83	1.49
UTILITIES	135	1.77	1.63	1.28	2.05	1.79	1.68	1.30	2.11
RDS/GRNDS/SEC	132	.35	.30	.22	.43	.35	.30	.22	.43
ADMINISTRATIVE	136	.77	.78	.48	1.02	.77	.78	.48	1.02
TOTAL OPER EXP	135	5.06	4.82	4.05	5.95	5.17	5.00	4.13	6.29
FIXED EXPENSES	131	2.10	1.81	1.18	2.51	2.10	1.81	1.18	2.51
TOTAL OPER+FIX	135	7.11	6.65	5.38	8.12	7.28	6.78	5.52	8.43
LEASING EXP	118	1.16	.37	.08	1.64				
TOTAL PAYROLL	130	.90	.68	.49	.99				
TOTAL CONTRACT	134	1.60	1.46	1.00	2.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9365	128
AVG SQFT/RETAIL TENANT	2600	83
AVG SQFT/OFFICE WORKER	253	104
AVG % OFFICE OCCUPANCY	88.8	134
AVG % RETAIL OCCUPANCY	87.5	88
AVG $ RATE YR-END RENT	18.84	125
RENTABLE/GROSS SQFT	.90	108

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.86**	**123**
PAYROLL	.59	32
CONTRACT	.68	119
SUP/MAT/MISC	.05	105
TRASH REMOVAL	.04	113
REPR/MAINT TOTAL	**.97**	**123**
PAYROLL	.41	99
ELEVATOR	.21	121
HVAC	.10	117
ELECTRICAL	.04	110
STRUCT/ROOF	.02	58
PLUMBING	.01	94
FIRE/LIFE SFTY	.02	68
OTHER MAINT/SUP	.16	118

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.64**	**122**
ELECTRICAL	1.34	120
GAS	.08	53
FUEL OIL	.00	17
PURCH STEAM	.32	32
PURCH CH WTR	.52	9
COAL		
WATER/SEWER	.06	115
RDS/GNDS/SEC TOTAL	**.32**	**118**
RDS/GNDS TOTAL	.05	91
RDS/GNDS PAYRL	.03	11
RDS/GNDS CONTR	.04	78
RDS/GNDS OTHER	.01	43

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.28	117
SEC PAYROLL	.23	39
SEC CONTRACTS	.24	104
SEC OTHER	.01	50
ADMIN TOTAL	**.77**	**124**
PAYROLL	.21	97
MGMT FEES	.35	115
LEGAL FEES	.03	86
AUDIT FEES	.03	70
GEN OFC EXP	.05	103
OTHER ADM EXP	.06	93

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.78**	**120**
REAL ESTATE TAX	1.53	116
BUILDING INS	.20	115
PERS PROP TAX	.00	39
OTHER TAX	.03	42
LEASING EXPENSES	**.42**	**105**
ADV/PROMOTION	.04	81
COMM/FEES	.14	76
TENANT ALTS	.58	77
BUY-OUTS	.15	19

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.67**	**119**
CLEANING	.59	32
REPAIR/MAINT	.41	99
RDS/GROUNDS	.03	11
SECURITY	.23	39
ADMINISTRATIVE	.21	97
TOTAL CONTRACTS	**1.54**	**122**
CLEANING	.68	119
REPAIR/MAINT	.28	96
RDS/GROUNDS	.04	79
SECURITY	.24	107
ADMINISTRATIVE	.38	110

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	103 BLDS	110,928,268 SQ. FT.				107,017,623 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	76					15.35	14.72	10.70	20.78
RETAIL AREA	47	13.77	14.74	7.93	24.17				
OTHER AREA	24	20.60	6.67	4.22	12.50				
TOTAL RENT	79	15.83	15.05	10.69	20.73				
MISCELLANEOUS	65	.97	.44	.11	1.05				
TOTAL INCOME	97	15.90	14.78	10.08	20.61				
EXPENSE									
CLEANING	101	.99	.78	.61	1.22	1.02	.82	.62	1.23
REPAIR-MAINT	94	1.14	1.07	.79	1.34	1.17	1.10	.84	1.40
UTILITIES	101	1.61	1.48	1.15	1.99	1.64	1.51	1.16	2.07
RDS/GRNDS/SEC	83	.36	.31	.19	.47	.36	.31	.19	.47
ADMINISTRATIVE	103	.79	.68	.52	.98	.79	.68	.52	.98
TOTAL OPER EXP	93	4.92	4.45	3.89	5.55	4.75	4.57	3.99	5.81
FIXED EXPENSES	98	3.35	1.87	1.44	4.71	3.35	1.87	1.44	4.71
TOTAL OPER+FIX	92	8.43	7.44	5.47	10.22	8.22	7.58	5.57	10.36
LEASING EXP	83	.90	.26	.08	.79				
TOTAL PAYROLL	83	.83	.67	.45	.95				
TOTAL CONTRACT	85	1.64	1.42	1.06	2.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19049	79
AVG SQFT/RETAIL TENANT	3697	58
AVG SQFT/OFFICE WORKER	270	66
AVG % OFFICE OCCUPANCY	87.4	99
AVG % RETAIL OCCUPANCY	90.2	64
AVG $ RATE YR-END RENT	20.75	82
RENTABLE/GROSS SQFT	.90	70

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.77**	**88**
PAYROLL	.14	18
CONTRACT	.67	72
SUP/MAT/MISC	.06	61
TRASH REMOVAL	.04	71
REPR/MAINT TOTAL	**.96**	**86**
PAYROLL	.36	60
ELEVATOR	.22	85
HVAC	.10	82
ELECTRICAL	.03	66
STRUCT/ROOF	.02	31
PLUMBING	.01	59
FIRE/LIFE SFTY	.02	44
OTHER MAINT/SUP	.17	82

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.46**	**88**
ELECTRICAL	1.25	88
GAS	.04	29
FUEL OIL	.01	21
PURCH STEAM	.28	21
PURCH CH WTR	.62	5
COAL		
WATER/SEWER	.05	86
RDS/GNDS/SEC TOTAL	**.31**	**70**
RDS/GNDS TOTAL	.04	57
RDS/GNDS PAYRL	.07	3
RDS/GNDS CONTR	.04	49
RDS/GNDS OTHER	.02	29

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	68
SEC PAYROLL	.21	29
SEC CONTRACTS	.18	58
SEC OTHER	.01	32
ADMIN TOTAL	**.66**	**88**
PAYROLL	.21	79
MGMT FEES	.28	84
LEGAL FEES	.02	63
AUDIT FEES	.01	61
GEN OFC EXP	.06	76
OTHER ADM EXP	.02	72

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.74**	**88**
REAL ESTATE TAX	1.57	87
BUILDING INS	.18	88
PERS PROP TAX	.00	16
OTHER TAX	.01	34
LEASING EXPENSES	**.21**	**75**
ADV/PROMOTION	.02	53
COMM/FEES	.14	48
TENANT ALTS	.10	64
BUY-OUTS	.37	8

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.62**	**72**
CLEANING	.14	18
REPAIR/MAINT	.36	62
RDS/GROUNDS	.07	3
SECURITY	.21	29
ADMINISTRATIVE	.19	65
TOTAL CONTRACTS	**1.42**	**73**
CLEANING	.67	73
REPAIR/MAINT	.35	56
RDS/GROUNDS	.04	50
SECURITY	.18	60
ADMINISTRATIVE	.32	59

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Agency Managed

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	1248 BLDS	132,178,961 SQ. FT.				130,519,301 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1162					12.24	11.32	8.32	14.64
RETAIL AREA	142	13.55	12.50	8.57	17.99				
OTHER AREA	52	11.80	7.22	4.33	11.87				
TOTAL RENT	1169	12.40	11.49	8.37	14.89				
MISCELLANEOUS	867	.43	.09	.02	.33				
TOTAL INCOME	1217	12.83	11.82	8.51	15.22				
EXPENSE									
CLEANING	1201	.67	.65	.52	.81	.68	.66	.53	.81
REPAIR-MAINT	1212	.77	.68	.49	.91	.78	.68	.49	.91
UTILITIES	1211	1.45	1.45	1.16	1.80	1.46	1.45	1.16	1.82
RDS/GRNDS/SEC	1186	.34	.29	.19	.43	.34	.29	.19	.43
ADMINISTRATIVE	1242	.78	.68	.50	.92	.78	.68	.50	.92
TOTAL OPER EXP	1209	4.00	3.90	3.26	4.57	3.86	3.94	3.30	4.63
FIXED EXPENSES	1218	1.60	1.35	.97	1.82	1.60	1.35	.97	1.82
TOTAL OPER+FIX	1209	5.60	5.30	4.51	6.23	5.50	5.32	4.52	6.32
LEASING EXP	1082	.98	.35	.12	1.08				
TOTAL PAYROLL	979	.54	.42	.26	.65				
TOTAL CONTRACT	1194	1.54	1.47	1.12	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4461	1161
AVG SQFT/RETAIL TENANT	2541	145
AVG SQFT/OFFICE WORKER	286	863
AVG % OFFICE OCCUPANCY	85.3	1226
AVG % RETAIL OCCUPANCY	88.1	145
AVG $ RATE YR-END RENT	14.39	1148
RENTABLE/GROSS SQFT	.94	965

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.65	1124
PAYROLL	.10	164
CONTRACT	.55	1058
SUP/MAT/MISC	.05	849
TRASH REMOVAL	.04	953
REPR/MAINT TOTAL	.67	1134
PAYROLL	.26	755
ELEVATOR	.07	935
HVAC	.13	1092
ELECTRICAL	.03	924
STRUCT/ROOF	.02	613
PLUMBING	.01	839
FIRE/LIFE SFTY	.01	468
OTHER MAINT/SUP	.13	1103

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.45	1122
ELECTRICAL	1.32	1115
GAS	.11	453
FUEL OIL	.01	92
PURCH STEAM	.15	5
PURCH CH WTR	.41	11
COAL	.10	15
WATER/SEWER	.06	1061
RDS/GNDS/SEC TOTAL	.28	1076
RDS/GNDS TOTAL	.17	1021
RDS/GNDS PAYRL	.05	120
RDS/GNDS CONTR	.14	919
RDS/GNDS OTHER	.04	591

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.10	904
SEC PAYROLL	.15	70
SEC CONTRACTS	.09	824
SEC OTHER	.01	227
ADMIN TOTAL	.67	1125
PAYROLL	.22	620
MGMT FEES	.45	1104
LEGAL FEES	.02	618
AUDIT FEES	.03	462
GEN OFC EXP	.04	789
OTHER ADM EXP	.03	777

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.36	1117
REAL ESTATE TAX	1.16	1099
BUILDING INS	.16	1056
PERS PROP TAX	.00	208
OTHER TAX	.04	238
LEASING EXPENSES	.42	999
ADV/PROMOTION	.03	715
COMM/FEES	.22	746
TENANT ALTS	.36	703
BUY-OUTS	.14	50

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.43	873
CLEANING	.10	168
REPAIR/MAINT	.26	761
RDS/GROUNDS	.06	141
SECURITY	.15	70
ADMINISTRATIVE	.22	579
TOTAL CONTRACTS	1.50	1082
CLEANING	.55	1059
REPAIR/MAINT	.27	835
RDS/GROUNDS	.14	931
SECURITY	.09	839
ADMINISTRATIVE	.50	976

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	191 BLDS	5,296,271 SQ. FT.				5,237,770 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	187					11.42	10.93	7.67	13.71
RETAIL AREA	9	15.31	12.50	10.23	34.70				
OTHER AREA									
TOTAL RENT	187	11.53	11.03	7.64	13.77				
MISCELLANEOUS	106	.28	.09	.02	.34				
TOTAL INCOME	187	11.70	11.40	7.72	13.96				
EXPENSE									
CLEANING	188	.69	.66	.53	.81	.69	.67	.53	.82
REPAIR-MAINT	191	.67	.63	.43	.91	.66	.63	.43	.91
UTILITIES	189	1.56	1.57	1.23	1.94	1.58	1.58	1.23	1.95
RDS/GRNDS/SEC	185	.34	.28	.17	.41	.34	.28	.17	.41
ADMINISTRATIVE	188	.70	.61	.43	.87	.70	.61	.43	.87
TOTAL OPER EXP	189	3.96	3.81	3.36	4.58	3.96	3.85	3.37	4.64
FIXED EXPENSES	187	1.44	1.24	.88	1.75	1.44	1.24	.88	1.75
TOTAL OPER+FIX	189	5.37	5.16	4.26	6.22	5.39	5.16	4.30	6.36
LEASING EXP	156	1.04	.32	.09	.88				
TOTAL PAYROLL	105	.38	.26	.13	.48				
TOTAL CONTRACT	187	1.61	1.54	1.21	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	836	184
AVG SQFT/RETAIL TENANT	1410	11
AVG SQFT/OFFICE WORKER	189	134
AVG % OFFICE OCCUPANCY	86.0	187
AVG % RETAIL OCCUPANCY	76.8	11
AVG $ RATE YR-END RENT	13.26	178
RENTABLE/GROSS SQFT	.93	159

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.66	176
PAYROLL	.17	11
CONTRACT	.55	173
SUP/MAT/MISC	.06	128
TRASH REMOVAL	.05	149
REPR/MAINT TOTAL	.63	177
PAYROLL	.23	69
ELEVATOR	.07	115
HVAC	.16	169
ELECTRICAL	.04	141
STRUCT/ROOF	.03	85
PLUMBING	.01	118
FIRE/LIFE SFTY	.02	62
OTHER MAINT/SUP	.16	164

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.58	175
ELECTRICAL	1.42	172
GAS	.16	86
FUEL OIL	.21	3
PURCH STEAM	.15	3
PURCH CH WTR	.15	1
COAL	.12	1
WATER/SEWER	.07	167
RDS/GNDS/SEC TOTAL	.28	172
RDS/GNDS TOTAL	.23	166
RDS/GNDS PAYRL	.09	9
RDS/GNDS CONTR	.21	156
RDS/GNDS OTHER	.04	84

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.06	102
SEC PAYROLL	.06	2
SEC CONTRACTS	.06	91
SEC OTHER	.02	16
ADMIN TOTAL	.60	177
PAYROLL	.20	36
MGMT FEES	.49	174
LEGAL FEES	.02	68
AUDIT FEES	.06	56
GEN OFC EXP	.02	94
OTHER ADM EXP	.03	90

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.29	176
REAL ESTATE TAX	1.11	171
BUILDING INS	.17	172
PERS PROP TAX	.00	13
OTHER TAX	.04	27
LEASING EXPENSES	.36	144
ADV/PROMOTION	.04	73
COMM/FEES	.27	101
TENANT ALTS	.35	72
BUY-OUTS	.39	6

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.28	93
CLEANING	.14	12
REPAIR/MAINT	.25	70
RDS/GROUNDS	.09	10
SECURITY	.06	2
ADMINISTRATIVE	.21	37
TOTAL CONTRACTS	1.54	177
CLEANING	.55	173
REPAIR/MAINT	.31	132
RDS/GROUNDS	.21	158
SECURITY	.06	96
ADMINISTRATIVE	.52	152

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Agency Managed

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	239 BLDS	17,573,063 SQ. FT.				17,456,112 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	230					11.56	10.87	8.67	14.66
RETAIL AREA	13	17.78	15.68	11.28	22.85				
OTHER AREA	4	10.43	5.83	2.19	20.94				
TOTAL RENT	232	11.83	11.30	8.83	14.84				
MISCELLANEOUS	179	.37	.08	.02	.31				
TOTAL INCOME	232	12.11	11.66	9.06	15.11				
EXPENSE									
CLEANING	238	.70	.68	.55	.82	.70	.68	.55	.82
REPAIR-MAINT	239	.74	.70	.49	.93	.74	.70	.49	.93
UTILITIES	239	1.60	1.56	1.27	1.88	1.59	1.56	1.26	1.91
RDS/GRNDS/SEC	236	.32	.27	.17	.40	.32	.27	.17	.40
ADMINISTRATIVE	238	.80	.67	.51	.93	.80	.67	.51	.93
TOTAL OPER EXP	239	4.14	4.00	3.40	4.78	4.15	4.00	3.40	4.79
FIXED EXPENSES	236	1.43	1.32	.92	1.79	1.43	1.32	.92	1.79
TOTAL OPER+FIX	239	5.55	5.34	4.67	6.28	5.55	5.36	4.67	6.28
LEASING EXP	200	1.00	.37	.13	1.05				
TOTAL PAYROLL	200	.56	.40	.25	.65				
TOTAL CONTRACT	238	1.57	1.46	1.12	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3939	230
AVG SQFT/RETAIL TENANT	2363	13
AVG SQFT/OFFICE WORKER	196	161
AVG % OFFICE OCCUPANCY	84.2	233
AVG % RETAIL OCCUPANCY	96.2	13
AVG $ RATE YR-END RENT	14.42	218
RENTABLE/GROSS SQFT	.93	195

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.69	210
PAYROLL	.08	33
CONTRACT	.57	209
SUP/MAT/MISC	.06	170
TRASH REMOVAL	.04	194
REPR/MAINT TOTAL	.70	210
PAYROLL	.28	143
ELEVATOR	.06	198
HVAC	.14	208
ELECTRICAL	.03	180
STRUCT/ROOF	.02	89
PLUMBING	.01	160
FIRE/LIFE SFTY	.01	104
OTHER MAINT/SUP	.15	208

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.57	208
ELECTRICAL	1.42	208
GAS	.13	89
FUEL OIL	.04	7
PURCH STEAM	.53	2
PURCH CH WTR		
COAL	.06	2
WATER/SEWER	.06	199
RDS/GNDS/SEC TOTAL	.28	208
RDS/GNDS TOTAL	.18	202
RDS/GNDS PAYRL	.03	34
RDS/GNDS CONTR	.13	195
RDS/GNDS OTHER	.03	117

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.08	173
SEC PAYROLL	.17	15
SEC CONTRACTS	.07	159
SEC OTHER	.02	49
ADMIN TOTAL	.68	205
PAYROLL	.26	100
MGMT FEES	.48	202
LEGAL FEES	.02	108
AUDIT FEES	.03	73
GEN OFC EXP	.04	134
OTHER ADM EXP	.03	139

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.32	209
REAL ESTATE TAX	1.11	207
BUILDING INS	.16	197
PERS PROP TAX	.00	25
OTHER TAX	.05	31
LEASING EXPENSES	.43	174
ADV/PROMOTION	.02	128
COMM/FEES	.21	140
TENANT ALTS	.53	125
BUY-OUTS	.11	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.40	172
CLEANING	.09	34
REPAIR/MAINT	.26	143
RDS/GROUNDS	.03	33
SECURITY	.17	15
ADMINISTRATIVE	.26	100
TOTAL CONTRACTS	1.50	212
CLEANING	.57	210
REPAIR/MAINT	.25	164
RDS/GROUNDS	.13	198
SECURITY	.07	162
ADMINISTRATIVE	.52	198

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	247 BLDS	40,977,444 SQ. FT.				40,490,175 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	239					12.51	12.22	8.77	15.79
RETAIL AREA	34	12.32	11.11	6.23	17.61				
OTHER AREA	18	5.79	6.26	3.73	9.73				
TOTAL RENT	241	12.69	12.47	8.78	15.93				
MISCELLANEOUS	188	.36	.09	.02	.31				
TOTAL INCOME	244	13.10	12.75	8.80	16.51				
EXPENSE									
CLEANING	246	.67	.65	.53	.80	.68	.65	.53	.81
REPAIR-MAINT	246	.77	.71	.51	.89	.78	.71	.52	.91
UTILITIES	245	1.44	1.34	1.10	1.67	1.45	1.33	1.10	1.67
RDS/GRNDS/SEC	245	.35	.31	.20	.45	.35	.31	.20	.45
ADMINISTRATIVE	247	.81	.71	.54	.93	.81	.71	.54	.93
TOTAL OPER EXP	248	4.03	3.93	3.25	4.49	4.05	3.94	3.27	4.54
FIXED EXPENSES	241	1.55	1.43	1.14	1.81	1.55	1.43	1.14	1.81
TOTAL OPER+FIX	246	5.55	5.38	4.54	6.12	5.57	5.40	4.57	6.22
LEASING EXP	218	1.06	.37	.10	1.15				
TOTAL PAYROLL	231	.53	.48	.33	.68				
TOTAL CONTRACT	244	1.59	1.50	1.12	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5850	232
AVG SQFT/RETAIL TENANT	2910	35
AVG SQFT/OFFICE WORKER	312	166
AVG % OFFICE OCCUPANCY	85.2	242
AVG % RETAIL OCCUPANCY	94.2	35
AVG $ RATE YR-END RENT	15.15	230
RENTABLE/GROSS SQFT	.94	201

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.65	210
PAYROLL	.09	41
CONTRACT	.55	209
SUP/MAT/MISC	.04	181
TRASH REMOVAL	.03	201
REPR/MAINT TOTAL	.70	211
PAYROLL	.27	175
ELEVATOR	.09	206
HVAC	.10	208
ELECTRICAL	.03	184
STRUCT/ROOF	.03	111
PLUMBING	.01	166
FIRE/LIFE SFTY	.02	105
OTHER MAINT/SUP	.12	200

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.34	206
ELECTRICAL	1.24	205
GAS	.09	78
FUEL OIL	.00	18
PURCH STEAM		
PURCH CH WTR	.40	4
COAL	.04	2
WATER/SEWER	.06	198
RDS/GNDS/SEC TOTAL	.31	209
RDS/GNDS TOTAL	.14	204
RDS/GNDS PAYRL	.05	17
RDS/GNDS CONTR	.12	176
RDS/GNDS OTHER	.04	132

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.14	205
SEC PAYROLL	.16	15
SEC CONTRACTS	.12	194
SEC OTHER	.01	48
ADMIN TOTAL	.73	209
PAYROLL	.22	138
MGMT FEES	.44	205
LEGAL FEES	.02	125
AUDIT FEES	.03	87
GEN OFC EXP	.04	163
OTHER ADM EXP	.02	164

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.46	206
REAL ESTATE TAX	1.24	202
BUILDING INS	.16	200
PERS PROP TAX	.00	51
OTHER TAX	.05	50
LEASING EXPENSES	.51	182
ADV/PROMOTION	.04	149
COMM/FEES	.22	150
TENANT ALTS	.29	141
BUY-OUTS	.22	16

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.48	193
CLEANING	.09	42
REPAIR/MAINT	.27	175
RDS/GROUNDS	.05	17
SECURITY	.16	15
ADMINISTRATIVE	.22	136
TOTAL CONTRACTS	1.54	209
CLEANING	.55	209
REPAIR/MAINT	.25	179
RDS/GROUNDS	.12	179
SECURITY	.12	195
ADMINISTRATIVE	.50	192

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Agency Managed

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	43 BLDS	17,243,211 SQ. FT.				16,832,985 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	41					13.57	13.98	9.02	18.04
RETAIL AREA	11	11.76	12.34	8.99	16.58				
OTHER AREA	10	14.20	10.64	5.00	19.65				
TOTAL RENT	42	13.61	13.78	9.32	17.91				
MISCELLANEOUS	38	.48	.11	.03	.34				
TOTAL INCOME	43	13.85	14.48	9.47	17.94				
EXPENSE									
CLEANING	43	.73	.66	.56	.89	.75	.71	.56	.94
REPAIR-MAINT	43	.82	.80	.63	1.02	.84	.82	.64	1.06
UTILITIES	43	1.39	1.21	1.08	1.68	1.41	1.25	1.10	1.75
RDS/GRNDS/SEC	43	.36	.32	.22	.44	.36	.32	.22	.44
ADMINISTRATIVE	43	.87	.82	.57	1.15	.87	.82	.57	1.15
TOTAL OPER EXP	42	4.26	4.13	3.31	4.81	4.25	4.13	3.32	4.85
FIXED EXPENSES	43	1.65	1.62	1.23	1.86	1.65	1.62	1.23	1.86
TOTAL OPER+FIX	42	5.94	5.52	4.75	6.80	5.90	5.93	4.76	7.04
LEASING EXP	36	.85	.29	.15	1.32				
TOTAL PAYROLL	39	.52	.51	.40	.58				
TOTAL CONTRACT	43	1.69	1.62	1.26	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6169	39
AVG SQFT/RETAIL TENANT	2263	13
AVG SQFT/OFFICE WORKER	298	26
AVG % OFFICE OCCUPANCY	85.4	42
AVG % RETAIL OCCUPANCY	82.4	13
AVG $ RATE YR-END RENT	15.85	43
RENTABLE/GROSS SQFT	.93	36

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.66	35
PAYROLL	.22	8
CONTRACT	.57	35
SUP/MAT/MISC	.03	31
TRASH REMOVAL	.03	32
REPR/MAINT TOTAL	.78	35
PAYROLL	.30	31
ELEVATOR	.17	35
HVAC	.07	33
ELECTRICAL	.02	30
STRUCT/ROOF	.04	18
PLUMBING	.01	30
FIRE/LIFE SFTY	.02	21
OTHER MAINT/SUP	.10	34

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.21	35
ELECTRICAL	1.13	35
GAS	.02	19
FUEL OIL	.01	7
PURCH STEAM		
PURCH CH WTR	.20	2
COAL		
WATER/SEWER	.07	34
RDS/GNDS/SEC TOTAL	.32	35
RDS/GNDS TOTAL	.10	35
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.08	27
RDS/GNDS OTHER	.04	25

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	35
SEC PAYROLL	.10	3
SEC CONTRACTS	.17	34
SEC OTHER	.01	7
ADMIN TOTAL	.88	33
PAYROLL	.20	27
MGMT FEES	.45	32
LEGAL FEES	.02	21
AUDIT FEES	.03	21
GEN OFC EXP	.04	30
OTHER ADM EXP	.02	25

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.67	35
REAL ESTATE TAX	1.48	35
BUILDING INS	.14	35
PERS PROP TAX	.00	16
OTHER TAX	.10	9
LEASING EXPENSES	.58	29
ADV/PROMOTION	.03	26
COMM/FEES	.16	25
TENANT ALTS	.15	24
BUY-OUTS	.59	6

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.50	32
CLEANING	.33	9
REPAIR/MAINT	.30	31
RDS/GROUNDS	.03	2
SECURITY	.10	3
ADMINISTRATIVE	.20	27
TOTAL CONTRACTS	1.59	35
CLEANING	.57	35
REPAIR/MAINT	.31	30
RDS/GROUNDS	.09	28
SECURITY	.17	34
ADMINISTRATIVE	.47	33

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	14,053,724 SQ. FT.				14,006,300 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.32	8.05	7.12	16.44
RETAIL AREA	3	11.21	15.82						
OTHER AREA									
TOTAL RENT	6	12.45	8.09	7.34	16.74				
MISCELLANEOUS	5	.20	.19	.05	.36				
TOTAL INCOME	13	14.54	11.84	8.32	16.79				
EXPENSE									
CLEANING	13	.54	.60	.45	.65	.54	.61	.45	.55
REPAIR-MAINT	12	.78	.65	.53	.82	.78	.65	.53	.82
UTILITIES	14	1.42	1.35	1.18	1.65	1.42	1.35	1.18	1.65
RDS/GRNDS/SEC	7	.31	.28	.19	.45	.31	.28	.19	.45
ADMINISTRATIVE	14	.83	.68	.51	.95	.83	.68	.51	.95
TOTAL OPER EXP	12	3.72	3.59	3.09	4.23	3.57	3.59	3.13	4.23
FIXED EXPENSES	13	2.03	1.85	1.58	2.44	2.03	1.85	1.58	2.44
TOTAL OPER+FIX	12	5.71	5.38	4.92	6.42	5.69	5.38	4.97	6.44
LEASING EXP	10	.44	.20	.04	.79				
TOTAL PAYROLL	7	.38	.38	.37	.40				
TOTAL CONTRACT	7	1.45	1.34	1.17	1.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17013	7
AVG SQFT/RETAIL TENANT	1999	5
AVG SQFT/OFFICE WORKER	458	7
AVG % OFFICE OCCUPANCY	87.3	14
AVG % RETAIL OCCUPANCY	92.7	5
AVG $ RATE YR-END RENT	13.20	11
RENTABLE/GROSS SQFT	.99	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.37	14
PAYROLL	.06	3
CONTRACT	.48	7
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.02	5
REPR/MAINT TOTAL	.59	14
PAYROLL	.23	7
ELEVATOR	.17	14
HVAC	.12	12
ELECTRICAL	.02	5
STRUCT/ROOF	.04	2
PLUMBING	.02	6
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.19	14

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.35	14
ELECTRICAL	1.12	14
GAS	.03	3
FUEL OIL	.17	7
PURCH STEAM		
PURCH CH WTR	1.28	2
COAL		
WATER/SEWER	.06	14
RDS/GNDS/SEC TOTAL	.28	7
RDS/GNDS TOTAL	.11	7
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR	.05	5
RDS/GNDS OTHER	.02	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	6
SEC PAYROLL		
SEC CONTRACTS	.23	6
SEC OTHER	.03	5
ADMIN TOTAL	.68	14
PAYROLL	.12	13
MGMT FEES	.46	14
LEGAL FEES	.02	12
AUDIT FEES	.00	10
GEN OFC EXP	.05	13
OTHER ADM EXP	.00	12

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.83	14
REAL ESTATE TAX	1.61	14
BUILDING INS	.16	13
PERS PROP TAX	.00	1
OTHER TAX	.00	9
LEASING EXPENSES	.10	13
ADV/PROMOTION	.02	9
COMM/FEES	.28	5
TENANT ALTS	.00	10
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.38	7
CLEANING	.06	3
REPAIR/MAINT	.23	7
RDS/GROUNDS	.09	2
SECURITY		
ADMINISTRATIVE	.13	6
TOTAL CONTRACTS	1.34	7
CLEANING	.48	7
REPAIR/MAINT	.24	7
RDS/GROUNDS	.05	5
SECURITY	.23	6
ADMINISTRATIVE	.37	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Agency Managed

ALL RURAL

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	544,238 SQ. FT.				530,740 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.47	12.82	9.27	14.79
RETAIL AREA	1	9.71	9.71						
OTHER AREA									
TOTAL RENT	5	12.43	12.84	9.80	14.79				
MISCELLANEOUS	5	.17	.20	.08	.52				
TOTAL INCOME	5	12.59	12.91	10.25	15.01				
EXPENSE									
CLEANING	5	.67	.68	.48	.83	.69	.68	.55	.83
REPAIR-MAINT	5	.68	.75	.40	.82	.69	.75	.45	.82
UTILITIES	5	1.67	1.65	1.05	1.81	1.67	1.65	1.05	1.81
RDS/GRNDS/SEC	5	.30	.28	.11	.44	.30	.28	.11	.44
ADMINISTRATIVE	5	.99	1.04	.84	1.12	.99	1.04	.84	1.12
TOTAL OPER EXP	5	4.32	4.30	3.29	4.65	4.39	4.30	3.64	4.65
FIXED EXPENSES	5	2.23	2.02	1.03	2.46	2.23	2.02	1.03	2.46
TOTAL OPER + FIX	5	6.54	6.58	4.32	6.98	6.61	6.58	4.67	6.98
LEASING EXP	4	1.62	1.52	.85	2.21				
TOTAL PAYROLL	5	.44	.33	.14	.63				
TOTAL CONTRACT	5	1.66	1.78	1.17	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2294	4
AVG SQFT/RETAIL TENANT	4499	1
AVG SQFT/OFFICE WORKER	338	2
AVG % OFFICE OCCUPANCY	86.7	5
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	14.67	5
RENTABLE/GROSS SQFT	.98	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.68	5
PAYROLL	.20	1
CONTRACT	.53	5
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	.75	5
PAYROLL	.30	4
ELEVATOR	.09	5
HVAC	.19	5
ELECTRICAL	.02	5
STRUCT/ROOF	.03	1
PLUMBING	.01	5
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.07	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.65	5
ELECTRICAL	1.63	5
GAS	.09	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	.28	5
RDS/GNDS TOTAL	.11	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	5
RDS/GNDS OTHER	.01	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	3
SEC PAYROLL		
SEC CONTRACTS	.22	3
SEC OTHER	.04	2
ADMIN TOTAL	1.04	5
PAYROLL	.13	4
MGMT FEES	.61	5
LEGAL FEES	.03	5
AUDIT FEES	.08	2
GEN OFC EXP	.08	5
OTHER ADM EXP	.03	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.02	5
REAL ESTATE TAX	1.83	4
BUILDING INS	.32	5
PERS PROP TAX	.00	3
OTHER TAX		
LEASING EXPENSES	1.52	4
ADV/PROMOTION	.00	3
COMM/FEES	.26	4
TENANT ALTS	1.26	4
BUY-OUTS	.02	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.33	5
CLEANING	.20	1
REPAIR/MAINT	.30	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.13	4
TOTAL CONTRACTS	1.78	5
CLEANING	.53	5
REPAIR/MAINT	.14	5
RDS/GROUNDS	.11	5
SECURITY	.22	3
ADMINISTRATIVE	.72	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

RURAL LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	120,219 SQ. FT.				106,721 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.05	14.29		
RETAIL AREA	1	9.71	9.71						
OTHER AREA									
TOTAL RENT	3	11.79	14.29						
MISCELLANEOUS	3	.45	.23						
TOTAL INCOME	3	12.24	14.49						
EXPENSE									
CLEANING	3	.61	.68			.68	.68		
REPAIR-MAINT	3	.57	.75			.64	.75		
UTILITIES	3	1.19	1.28			1.19	1.28		
RDS/GRNDS/SEC	3	.21	.11			.21	.11		
ADMINISTRATIVE	3	1.02	1.04			1.02	1.04		
TOTAL OPER EXP	3	3.59	3.98			3.90	3.98		
FIXED EXPENSES	3	1.29	1.05			1.29	1.05		
TOTAL OPER + FIX	3	4.88	4.98			5.18	4.98		
LEASING EXP	2	1.70	1.55						
TOTAL PAYROLL	3	.27	.25						
TOTAL CONTRACT	3	1.62	1.86						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1768	3
AVG SQFT/RETAIL TENANT	4499	1
AVG SQFT/OFFICE WORKER	338	2
AVG % OFFICE OCCUPANCY	84.5	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	14.03	3
RENTABLE/GROSS SQFT	.92	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.68	3
PAYROLL		
CONTRACT	.55	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.08	3
REPR/MAINT TOTAL	.75	3
PAYROLL	.36	2
ELEVATOR	.10	3
HVAC	.13	3
ELECTRICAL	.02	3
STRUCT/ROOF	.03	1
PLUMBING	.01	3
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.04	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.28	3
ELECTRICAL	1.21	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.11	3
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.29	1
SEC PAYROLL		
SEC CONTRACTS	.22	1
SEC OTHER	.07	1
ADMIN TOTAL	1.04	3
PAYROLL	.11	2
MGMT FEES	.75	3
LEGAL FEES	.01	3
AUDIT FEES	.11	1
GEN OFC EXP	.06	3
OTHER ADM EXP	.10	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.06	3
REAL ESTATE TAX	1.26	2
BUILDING INS	.29	3
PERS PROP TAX	.32	2
OTHER TAX		
LEASING EXPENSES	1.55	2
ADV/PROMOTION	.01	1
COMM/FEES	.23	2
TENANT ALTS	1.31	2
BUY-OUTS	.02	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.25	3
CLEANING		
REPAIR/MAINT	.36	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.11	2
TOTAL CONTRACTS	1.86	3
CLEANING	.55	3
REPAIR/MAINT	.14	3
RDS/GROUNDS	.11	3
SECURITY	.22	1
ADMINISTRATIVE	.77	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	321 BLDS	101,900,312 SQ. FT.				97,140,547 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	299					18.10	13.74	10.50	17.66
RETAIL AREA	155	15.49	16.60	9.16	24.77				
OTHER AREA	44	16.35	6.60	3.00	10.68				
TOTAL RENT	302	16.05	13.97	10.51	17.95				
MISCELLANEOUS	211	.70	.18	.04	.62				
TOTAL INCOME	303	16.63	14.38	10.91	18.84				
EXPENSE									
CLEANING	320	.97	.78	.59	1.04	1.01	.81	.61	1.10
REPAIR-MAINT	321	1.15	.88	.65	1.21	1.20	.92	.67	1.29
UTILITIES	319	1.66	1.56	1.23	2.04	1.71	1.58	1.27	2.09
RDS/GRNDS/SEC	314	.40	.32	.20	.51	.40	.32	.20	.51
ADMINISTRATIVE	319	.78	.74	.48	.98	.76	.74	.48	.98
TOTAL OPER EXP	321	4.94	4.43	3.82	5.46	5.13	4.64	3.92	5.75
FIXED EXPENSES	316	2.89	1.79	1.23	2.77	2.89	1.79	1.23	2.77
TOTAL OPER+FIX	321	7.78	6.47	5.16	8.29	8.00	6.60	5.26	8.51
LEASING EXP	268	1.06	.53	.13	1.21				
TOTAL PAYROLL	287	.93	.61	.42	.99				
TOTAL CONTRACT	318	1.70	1.63	1.22	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10964	306
AVG SQFT/RETAIL TENANT	2830	170
AVG SQFT/OFFICE WORKER	262	274
AVG % OFFICE OCCUPANCY	90.6	320
AVG % RETAIL OCCUPANCY	67.5	180
AVG $ RATE YR-END RENT	18.19	290
RENTABLE/GROSS SQFT	.91	257

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	314
PAYROLL	.13	65
CONTRACT	.63	307
SUP/MAT/MISC	.06	261
TRASH REMOVAL	.04	284
REPR/MAINT TOTAL	.88	314
PAYROLL	.34	257
ELEVATOR	.18	296
HVAC	.12	296
ELECTRICAL	.04	269
STRUCT/ROOF	.03	143
PLUMBING	.01	248
FIRE/LIFE SFTY	.02	189
OTHER MAINT/SUP	.14	300

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.56	315
ELECTRICAL	1.46	311
GAS	.04	44
FUEL OIL	.00	12
PURCH STEAM	.21	16
PURCH CH WTR	.53	8
COAL	.11	1
WATER/SEWER	.06	294
RDS/GNDS/SEC TOTAL	.32	311
RDS/GNDS TOTAL	.06	254
RDS/GNDS PAYRL	.05	31
RDS/GNDS CONTR	.05	209
RDS/GNDS OTHER	.02	145

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	289
SEC PAYROLL	.29	96
SEC CONTRACTS	.21	236
SEC OTHER	.01	101
ADMIN TOTAL	.75	314
PAYROLL	.24	198
MGMT FEES	.48	270
LEGAL FEES	.03	202
AUDIT FEES	.03	152
GEN OFC EXP	.05	248
OTHER ADM EXP	.03	226

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.80	314
REAL ESTATE TAX	1.51	306
BUILDING INS	.19	306
PERS PROP TAX	.00	74
OTHER TAX	.04	94
LEASING EXPENSES	.54	262
ADV/PROMOTION	.04	177
COMM/FEES	.20	217
TENANT ALTS	.43	200
BUY-OUTS	.31	17

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.61	284
CLEANING	.15	67
REPAIR/MAINT	.35	259
RDS/GROUNDS	.05	34
SECURITY	.29	98
ADMINISTRATIVE	.23	202
TOTAL CONTRACTS	1.63	316
CLEANING	.63	309
REPAIR/MAINT	.32	263
RDS/GROUNDS	.05	213
SECURITY	.20	247
ADMINISTRATIVE	.50	255

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	40 BLDS	1,198,432 SQ. FT.				1,132,054 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	39					11.62	11.06	8.36	13.83
RETAIL AREA	8	15.10	15.61	8.41	21.58				
OTHER AREA	3	2.01	2.91						
TOTAL RENT	39	12.03	11.29	9.15	14.81				
MISCELLANEOUS	23	.64	.26	.06	.91				
TOTAL INCOME	39	12.44	11.41	9.81	15.15				
EXPENSE									
CLEANING	39	.86	.78	.51	1.03	.90	.80	.60	1.03
REPAIR-MAINT	40	.99	.75	.55	1.02	1.04	.80	.56	1.10
UTILITIES	40	1.68	1.70	1.13	2.06	1.74	1.70	1.24	2.15
RDS/GRNDS/SEC	37	.27	.19	.09	.35	.27	.19	.09	.35
ADMINISTRATIVE	38	.70	.71	.45	.86	.70	.71	.45	.86
TOTAL OPER EXP	40	4.46	4.15	3.22	5.25	4.66	4.31	3.50	5.37
FIXED EXPENSES	39	1.50	1.32	.89	1.73	1.50	1.32	.89	1.73
TOTAL OPER+FIX	40	5.91	5.50	4.27	6.83	6.18	5.66	4.28	6.87
LEASING EXP	29	.95	.45	.10	1.04				
TOTAL PAYROLL	23	.66	.42	.34	.74				
TOTAL CONTRACT	39	1.81	1.71	1.20	2.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3137	36
AVG SQFT/RETAIL TENANT	2650	7
AVG SQFT/OFFICE WORKER	261	30
AVG % OFFICE OCCUPANCY	90.3	39
AVG % RETAIL OCCUPANCY	94.9	9
AVG $ RATE YR-END RENT	12.96	35
RENTABLE/GROSS SQFT	.89	34

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	37
PAYROLL	.61	3
CONTRACT	.64	37
SUP/MAT/MISC	.08	25
TRASH REMOVAL	.06	31
REPR/MAINT TOTAL	.76	35
PAYROLL	.32	18
ELEVATOR	.11	31
HVAC	.25	32
ELECTRICAL	.06	27
STRUCT/ROOF	.03	15
PLUMBING	.02	23
FIRE/LIFE SFTY	.01	12
OTHER MAINT/SUP	.18	33

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.72	39
ELECTRICAL	1.54	39
GAS	.11	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	35
RDS/GNDS/SEC TOTAL	.19	37
RDS/GNDS TOTAL	.10	31
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.10	26
RDS/GNDS OTHER	.01	16

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.14	22
SEC PAYROLL	.21	2
SEC CONTRACTS	.13	21
SEC OTHER	.01	7
ADMIN TOTAL	.68	37
PAYROLL	.26	9
MGMT FEES	.51	31
LEGAL FEES	.02	20
AUDIT FEES	.07	14
GEN OFC EXP	.08	21
OTHER ADM EXP	.04	23

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.32	38
REAL ESTATE TAX	1.10	38
BUILDING INS	.20	37
PERS PROP TAX	.21	2
OTHER TAX	.03	9
LEASING EXPENSES	.46	26
ADV/PROMOTION	.04	14
COMM/FEES	.23	22
TENANT ALTS	.52	19
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.42	22
CLEANING	.61	3
REPAIR/MAINT	.32	18
RDS/GROUNDS	.02	1
SECURITY	.21	2
ADMINISTRATIVE	.26	9
TOTAL CONTRACTS	1.63	38
CLEANING	.64	38
REPAIR/MAINT	.39	26
RDS/GROUNDS	.10	26
SECURITY	.13	21
ADMINISTRATIVE	.57	28

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	29 BLDS	2,140,134 SQ. FT.				2,014,358 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					12.73	12.00	8.50	16.62
RETAIL AREA	11	16.91	26.41	12.89	31.15				
OTHER AREA	1	5.96	5.96						
TOTAL RENT	27	13.07	12.90	9.60	17.35				
MISCELLANEOUS	18	.38	.12	.03	.24				
TOTAL INCOME	27	13.34	13.23	9.60	17.38				
EXPENSE									
CLEANING	29	.82	.75	.48	.97	.86	.75	.53	1.04
REPAIR-MAINT	29	1.06	.82	.54	1.22	1.10	.83	.54	1.33
UTILITIES	27	1.81	1.93	1.26	2.31	1.87	1.93	1.30	2.39
RDS/GRNDS/SEC	26	.40	.35	.12	.60	.40	.35	.12	.60
ADMINISTRATIVE	29	.77	.70	.42	.96	.77	.70	.42	.96
TOTAL OPER EXP	29	4.69	4.54	3.55	5.61	4.89	4.77	3.58	6.17
FIXED EXPENSES	28	2.51	1.59	1.08	2.52	2.51	1.59	1.08	2.52
TOTAL OPER+FIX	29	7.13	6.47	4.63	7.84	7.41	6.82	4.63	8.34
LEASING EXP	23	.56	.40	.09	1.00				
TOTAL PAYROLL	23	.92	.53	.37	1.24				
TOTAL CONTRACT	29	1.62	1.57	.92	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4053	27
AVG SQFT/RETAIL TENANT	2021	13
AVG SQFT/OFFICE WORKER	246	24
AVG % OFFICE OCCUPANCY	90.5	29
AVG % RETAIL OCCUPANCY	82.1	14
AVG $ RATE YR-END RENT	15.45	23
RENTABLE/GROSS SQFT	.96	22

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	29
PAYROLL	.20	8
CONTRACT	.53	27
SUP/MAT/MISC	.06	23
TRASH REMOVAL	.05	23
REPR/MAINT TOTAL	.82	29
PAYROLL	.36	19
ELEVATOR	.13	28
HVAC	.14	28
ELECTRICAL	.05	22
STRUCT/ROOF	.05	10
PLUMBING	.01	23
FIRE/LIFE SFTY	.01	16
OTHER MAINT/SUP	.14	28

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.93	27
ELECTRICAL	1.84	27
GAS	.01	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.11	1
WATER/SEWER	.06	24
RDS/GNDS/SEC TOTAL	.37	25
RDS/GNDS TOTAL	.08	18
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	15
RDS/GNDS OTHER	.08	11

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.18	23
SEC PAYROLL	.33	6
SEC CONTRACTS	.13	19
SEC OTHER	.01	3
ADMIN TOTAL	.70	29
PAYROLL	.21	9
MGMT FEES	.43	25
LEGAL FEES	.03	20
AUDIT FEES	.09	9
GEN OFC EXP	.04	21
OTHER ADM EXP	.03	16

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.59	28
REAL ESTATE TAX	1.10	28
BUILDING INS	.22	28
PERS PROP TAX	.01	2
OTHER TAX	.13	13
LEASING EXPENSES	.40	23
ADV/PROMOTION	.02	19
COMM/FEES	.15	18
TENANT ALTS	.40	13
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.53	23
CLEANING	.23	9
REPAIR/MAINT	.37	20
RDS/GROUNDS		
SECURITY	.33	6
ADMINISTRATIVE	.20	10
TOTAL CONTRACTS	1.57	29
CLEANING	.52	28
REPAIR/MAINT	.23	23
RDS/GROUNDS	.10	15
SECURITY	.13	20
ADMINISTRATIVE	.46	25

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	96 BLDS	18,581,765 SQ. FT.				17,819,965 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	89					14.41	13.72	11.40	17.04
RETAIL AREA	48	16.47	18.07	9.49	29.07				
OTHER AREA	12	15.50	8.53	4.42	28.02				
TOTAL RENT	90	14.79	14.07	11.50	17.47				
MISCELLANEOUS	63	.41	.11	.03	.48				
TOTAL INCOME	90	15.09	14.80	11.52	17.85				
EXPENSE									
CLEANING	96	.86	.76	.59	1.00	.89	.77	.59	1.05
REPAIR-MAINT	96	.96	.87	.63	1.17	.99	.91	.64	1.21
UTILITIES	96	1.53	1.45	1.24	1.85	1.57	1.51	1.29	1.89
RDS/GRNDS/SEC	96	.38	.33	.23	.51	.38	.33	.23	.51
ADMINISTRATIVE	96	.80	.72	.48	1.07	.80	.72	.48	1.07
TOTAL OPER EXP	96	4.53	4.39	3.84	5.12	4.68	4.46	3.93	5.22
FIXED EXPENSES	95	2.02	1.75	1.16	2.83	2.02	1.75	1.16	2.83
TOTAL OPER+FIX	96	6.53	6.16	5.17	7.91	6.64	6.33	5.27	8.09
LEASING EXP	80	1.22	.62	.13	1.86				
TOTAL PAYROLL	95	.78	.57	.43	.91				
TOTAL CONTRACT	96	1.70	1.70	1.27	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6964	93
AVG SQFT/RETAIL TENANT	2171	45
AVG SQFT/OFFICE WORKER	248	75
AVG % OFFICE OCCUPANCY	89.1	96
AVG % RETAIL OCCUPANCY	83.4	47
AVG $ RATE YR-END RENT	18.17	91
RENTABLE/GROSS SQFT	.91	78

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	94
PAYROLL	.11	18
CONTRACT	.62	93
SUP/MAT/MISC	.06	85
TRASH REMOVAL	.05	85
REPR/MAINT TOTAL	.85	96
PAYROLL	.32	85
ELEVATOR	.16	92
HVAC	.11	93
ELECTRICAL	.04	82
STRUCT/ROOF	.02	42
PLUMBING	.01	72
FIRE/LIFE SFTY	.02	82
OTHER MAINT/SUP	.13	90

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.45	94
ELECTRICAL	1.39	94
GAS	.02	8
FUEL OIL	.00	6
PURCH STEAM	.26	7
PURCH CH WTR		
COAL		
WATER/SEWER	.05	87
RDS/GNDS/SEC TOTAL	.33	95
RDS/GNDS TOTAL	.05	76
RDS/GNDS PAYRL	.08	7
RDS/GNDS CONTR	.04	60
RDS/GNDS OTHER	.02	36

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.28	95
SEC PAYROLL	.27	22
SEC CONTRACTS	.27	78
SEC OTHER	.01	23
ADMIN TOTAL	.74	93
PAYROLL	.29	61
MGMT FEES	.49	80
LEGAL FEES	.03	64
AUDIT FEES	.03	46
GEN OFC EXP	.04	77
OTHER ADM EXP	.03	73

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.77	94
REAL ESTATE TAX	1.58	89
BUILDING INS	.17	91
PERS PROP TAX	.00	21
OTHER TAX	.06	33
LEASING EXPENSES	.64	79
ADV/PROMOTION	.04	60
COMM/FEES	.31	68
TENANT ALTS	.48	62
BUY-OUTS	.20	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.57	93
CLEANING	.11	18
REPAIR/MAINT	.33	85
RDS/GROUNDS	.06	10
SECURITY	.27	24
ADMINISTRATIVE	.29	62
TOTAL CONTRACTS	1.66	95
CLEANING	.62	93
REPAIR/MAINT	.29	80
RDS/GROUNDS	.04	62
SECURITY	.26	82
ADMINISTRATIVE	.53	78

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	52 BLDS	21,983,816 SQ. FT.				20,895,247 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	47					14.54	14.86	11.84	18.96
RETAIL AREA	29	17.00	17.08	10.04	23.15				
OTHER AREA	8	10.23	8.04	3.66	10.12				
TOTAL RENT	46	14.51	14.57	11.65	18.25				
MISCELLANEOUS	39	.41	.14	.04	.71				
TOTAL INCOME	46	14.85	14.62	12.11	18.81				
EXPENSE									
CLEANING	52	.92	.81	.67	1.04	.96	.84	.69	1.14
REPAIR-MAINT	52	1.09	.97	.74	1.19	1.14	.91	.75	1.27
UTILITIES	52	1.84	1.66	1.35	2.07	1.67	1.68	1.38	2.12
RDS/GRNDS/SEC	52	.41	.36	.23	.51	.41	.38	.23	.51
ADMINISTRATIVE	52	.83	.84	.62	1.07	.83	.84	.62	1.07
TOTAL OPER EXP	52	5.09	4.80	4.00	5.76	5.28	5.00	4.11	6.04
FIXED EXPENSES	51	2.33	2.10	1.36	2.68	2.33	2.10	1.38	2.68
TOTAL OPER+FIX	52	7.38	6.76	5.62	8.22	7.61	7.05	5.67	8.54
LEASING EXP	44	.88	.57	.15	.99				
TOTAL PAYROLL	50	.89	.64	.40	1.02				
TOTAL CONTRACT	51	1.80	1.69	1.26	2.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11161	51
AVG SQFT/RETAIL TENANT	2904	37
AVG SQFT/OFFICE WORKER	242	46
AVG % OFFICE OCCUPANCY	90.2	52
AVG % RETAIL OCCUPANCY	87.3	38
AVG $ RATE YR-END RENT	20.50	46
RENTABLE/GROSS SQFT	.92	43

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.83	51
PAYROLL	.23	8
CONTRACT	.68	51
SUP/MAT/MISC	.06	43
TRASH REMOVAL	.04	47
REPR/MAINT TOTAL	.87	32
PAYROLL	.41	43
ELEVATOR	.20	52
HVAC	.10	50
ELECTRICAL	.04	47
STRUCT/ROOF	.03	28
PLUMBING	.01	45
FIRE/LIFE SFTY	.02	31
OTHER MAINT/SUP	.13	51

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.66	52
ELECTRICAL	1.54	52
GAS	.16	6
FUEL OIL	.00	5
PURCH STEAM	.50	2
PURCH CH WTR	.47	1
COAL		
WATER/SEWER	.05	51
RDS/GNDS/SEC TOTAL	.36	52
RDS/GNDS TOTAL	.05	43
RDS/GNDS PAYRL	.05	7
RDS/GNDS CONTR	.04	35
RDS/GNDS OTHER	.01	29

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.30	51
SEC PAYROLL	.35	22
SEC CONTRACTS	.18	44
SEC OTHER	.01	25
ADMIN TOTAL	.84	52
PAYROLL	.21	43
MGMT FEES	.43	46
LEGAL FEES	.03	34
AUDIT FEES	.02	27
GEN OFC EXP	.06	48
OTHER ADM EXP	.06	42

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.10	51
REAL ESTATE TAX	1.74	51
BUILDING INS	.20	49
PERS PROP TAX	.00	22
OTHER TAX	.01	12
LEASING EXPENSES	.58	43
ADV/PROMOTION	.05	29
COMM/FEES	.17	32
TENANT ALTS	.40	35
BUY-OUTS	.11	9

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.64	50
CLEANING	.33	6
REPAIR/MAINT	.41	43
RDS/GROUNDS	.05	7
SECURITY	.35	22
ADMINISTRATIVE	.21	43
TOTAL CONTRACTS	1.69	51
CLEANING	.68	51
REPAIR/MAINT	.34	43
RDS/GROUNDS	.05	36
SECURITY	.18	45
ADMINISTRATIVE	.45	44

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	49 BLDS	51,496,024 SQ. FT.				49,262,238 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	45					17.45	16.79	11.65	21.49
RETAIL AREA	31	14.34	12.20	7.32	21.16				
OTHER AREA	11	21.67	6.78	4.54	15.09				
TOTAL RENT	46	17.29	16.32	10.86	22.13				
MISCELLANEOUS	36	.91	.37	.11	.86				
TOTAL INCOME	47	18.04	18.04	11.13	22.52				
EXPENSE									
CLEANING	49	1.05	.82	.62	1.31	1.09	.94	.65	1.32
REPAIR-MAINT	49	1.27	1.13	.75	1.49	1.32	1.14	.76	1.54
UTILITIES	49	1.61	1.56	1.06	1.98	1.66	1.57	1.14	2.07
RDS/GRNDS/SEC	48	.36	.30	.20	.50	.36	.30	.20	.50
ADMINISTRATIVE	49	.72	.66	.46	.98	.72	.66	.46	.98
TOTAL OPER EXP	49	5.03	4.35	3.87	5.86	5.22	4.67	3.99	6.12
FIXED EXPENSES	48	3.56	2.06	1.59	5.21	3.56	2.06	1.59	5.21
TOTAL OPER+FIX	49	8.52	7.28	5.32	10.76	8.77	7.46	5.55	10.84
LEASING EXP	43	1.09	.29	.12	1.03				
TOTAL PAYROLL	47	1.01	.71	.44	1.21				
TOTAL CONTRACT	48	1.63	1.40	1.09	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13475	44
AVG SQFT/RETAIL TENANT	3226	38
AVG SQFT/OFFICE WORKER	278	46
AVG % OFFICE OCCUPANCY	90.0	49
AVG % RETAIL OCCUPANCY	67.7	42
AVG $ RATE YR-END RENT	21.61	45
RENTABLE/GROSS SQFT	.92	36

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	48
PAYROLL	.15	13
CONTRACT	.61	48
SUP/MAT/MISC	.05	40
TRASH REMOVAL	.03	47
REPR/MAINT TOTAL	1.11	48
PAYROLL	.34	45
ELEVATOR	.23	48
HVAC	.09	46
ELECTRICAL	.03	44
STRUCT/ROOF	.02	20
PLUMBING	.01	41
FIRE/LIFE SFTY	.01	31
OTHER MAINT/SUP	.19	45

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.53	48
ELECTRICAL	1.39	48
GAS	.01	6
FUEL OIL	.00	1
PURCH STEAM	.14	7
PURCH CH WTR	.60	4
COAL		
WATER/SEWER	.05	44
RDS/GNDS/SEC TOTAL	.29	47
RDS/GNDS TOTAL	.05	40
RDS/GNDS PAYRL	.09	6
RDS/GNDS CONTR	.03	35
RDS/GNDS OTHER	.02	21

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	47
SEC PAYROLL	.24	22
SEC CONTRACTS	.17	39
SEC OTHER	.01	23
ADMIN TOTAL	.67	48
PAYROLL	.19	44
MGMT FEES	.33	41
LEGAL FEES	.02	34
AUDIT FEES	.02	32
GEN OFC EXP	.06	42
OTHER ADM EXP	.02	37

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.06	48
REAL ESTATE TAX	1.83	47
BUILDING INS	.16	46
PERS PROP TAX	.00	13
OTHER TAX	.04	15
LEASING EXPENSES	.34	40
ADV/PROMOTION	.04	26
COMM/FEES	.10	31
TENANT ALTS	.27	30
BUY-OUTS	.39	6

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.71	47
CLEANING	.15	13
REPAIR/MAINT	.34	45
RDS/GROUNDS	.09	5
SECURITY	.24	22
ADMINISTRATIVE	.19	44
TOTAL CONTRACTS	1.40	48
CLEANING	.61	48
REPAIR/MAINT	.34	40
RDS/GROUNDS	.03	36
SECURITY	.18	42
ADMINISTRATIVE	.33	39

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	787 BLDS	78,765,291 SQ. FT.				77,448,524 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	758					11.68	10.88	8.15	14.46
RETAIL AREA	101	14.28	10.97	6.83	17.99				
OTHER AREA	32	10.25	5.77	2.06	11.80				
TOTAL RENT	782	11.89	11.25	8.14	14.76				
MISCELLANEOUS	522	.46	.10	.02	.33				
TOTAL INCOME	763	12.35	11.54	8.34	15.14				
EXPENSE									
CLEANING	786	.67	.63	.52	.78	.68	.64	.53	.79
REPAIR-MAINT	787	.74	.64	.46	.83	.75	.64	.45	.83
UTILITIES	779	1.49	1.45	1.18	1.82	1.50	1.45	1.18	1.85
RDS/GRNDS/SEC	774	.37	.30	.19	.46	.37	.30	.19	.46
ADMINISTRATIVE	779	.73	.66	.47	.91	.73	.66	.47	.91
TOTAL OPER EXP	787	3.98	3.81	3.25	4.50	4.03	3.84	3.26	4.54
FIXED EXPENSES	785	1.52	1.36	.99	1.72	1.52	1.36	.99	1.72
TOTAL OPER+FIX	787	5.50	5.25	4.41	6.12	5.54	5.26	4.44	6.21
LEASING EXP	647	.95	.41	.14	1.14				
TOTAL PAYROLL	661	.59	.45	.29	.67				
TOTAL CONTRACT	781	1.46	1.41	1.06	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6365	747
AVG SQFT/RETAIL TENANT	2928	105
AVG SQFT/OFFICE WORKER	289	595
AVG % OFFICE OCCUPANCY	84.7	768
AVG % RETAIL OCCUPANCY	89.1	106
AVG $ RATE YR-END RENT	14.38	726
RENTABLE/GROSS SQFT	.95	653

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.63	779	**UTILITIES TOTAL**	1.45	765	SECURITY TOTAL	.11	664	**FIXED EXP TOTAL**	1.36	782	**TOTAL PAYROLL**	.45	653
PAYROLL	.10	130	ELECTRICAL	1.36	761	SEC PAYROLL	.17	77	REAL ESTATE TAX	1.20	768	CLEANING	.10	134
CONTRACT	.53	763	GAS	.03	45	SEC CONTRACTS	.09	581	BUILDING INS	.15	731	REPAIR/MAINT	.24	570
SUP/MAT/MISC	.05	597	FUEL OIL	.00	17	SEC OTHER	.02	181	PERS PROP TAX	.00	150	RDS/GROUNDS	.09	113
TRASH REMOVAL	.04	690	PURCH STEAM	.04	3	**ADMIN TOTAL**	.66	769	OTHER TAX	.05	120	SECURITY	.17	81
REPR/MAINT TOTAL	.64	782	PURCH CH WTR	.41	9	PAYROLL	.24	477	**LEASING EXPENSES**	.42	643	ADMINISTRATIVE	.24	453
PAYROLL	.24	561	COAL	.10	15	MGMT FEES	.42	691	ADV/PROMOTION	.03	445	**TOTAL CONTRACTS**	1.41	781
ELEVATOR	.07	634	WATER/SEWER	.06	706	LEGAL FEES	.03	411	COMM/FEES	.21	488	CLEANING	.53	763
HVAC	.11	744	**RDS/GNDS/SEC TOTAL**	.30	770	AUDIT FEES	.04	283	TENANT ALTS	.33	437	REPAIR/MAINT	.23	572
ELECTRICAL	.03	657	RDS/GNDS TOTAL	.18	742	GEN OFC EXP	.05	572	BUY-OUTS	.22	40	RDS/GROUNDS	.15	688
STRUCT/ROOF	.02	426	RDS/GNDS PAYRL	.09	86	OTHER ADM EXP	.03	484				SECURITY	.10	591
PLUMBING	.01	609	RDS/GNDS CONTR	.14	680							ADMINISTRATIVE	.47	663
FIRE/LIFE SFTY	.01	354	RDS/GNDS OTHER	.04	427									
OTHER MAINT/SUP	.14	743												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	110 BLDS	3,261,251 SQ. FT.				3,246,235 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	107					11.00	11.06	7.75	13.56
RETAIL AREA	2	11.82	11.88						
OTHER AREA									
TOTAL RENT	107	11.16	11.22	7.75	13.71				
MISCELLANEOUS	48	.26	.06	.02	.25				
TOTAL INCOME	107	11.29	11.23	7.91	14.01				
EXPENSE									
CLEANING	109	.66	.63	.50	.79	.66	.64	.50	.79
REPAIR-MAINT	110	.63	.63	.38	.81	.63	.63	.38	.81
UTILITIES	108	1.58	1.60	1.20	1.99	1.59	1.60	1.20	1.99
RDS/GRNDS/SEC	107	.36	.30	.20	.44	.36	.30	.20	.44
ADMINISTRATIVE	108	.66	.60	.40	.78	.66	.60	.40	.78
TOTAL OPER EXP	110	3.87	3.80	3.29	4.48	3.89	3.82	3.29	4.52
FIXED EXPENSES	110	1.42	1.34	.85	1.75	1.42	1.34	.85	1.75
TOTAL OPER+FIX	110	5.29	5.12	4.28	6.37	5.31	5.12	4.28	6.41
LEASING EXP	83	1.50	.53	.20	1.31				
TOTAL PAYROLL	59	.40	.33	.14	.52				
TOTAL CONTRACT	106	1.54	1.47	1.14	1.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2633	104
AVG SQFT/RETAIL TENANT	2142	3
AVG SQFT/OFFICE WORKER	245	78
AVG % OFFICE OCCUPANCY	84.9	107
AVG % RETAIL OCCUPANCY	92.5	3
AVG $ RATE YR-END RENT	13.04	99
RENTABLE/GROSS SQFT	.98	96

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.64	107	**UTILITIES TOTAL**	1.60	106	SECURITY TOTAL	.08	70	**FIXED EXP TOTAL**	1.34	110	**TOTAL PAYROLL**	.33	57
PAYROLL	.17	8	ELECTRICAL	1.49	105	SEC PAYROLL	.18	2	REAL ESTATE TAX	1.15	108	CLEANING	.17	8
CONTRACT	.53	103	GAS	.03	7	SEC CONTRACTS	.07	66	BUILDING INS	.15	107	REPAIR/MAINT	.19	40
SUP/MAT/MISC	.06	70	FUEL OIL			SEC OTHER	.07	8	PERS PROP TAX	.00	9	RDS/GROUNDS	.18	4
TRASH REMOVAL	.06	93	PURCH STEAM	.01	1	**ADMIN TOTAL**	.80	107	OTHER TAX	.11	20	SECURITY	.18	2
REPR/MAINT TOTAL	.63	108	PURCH CH WTR			PAYROLL	.28	33	**LEASING EXPENSES**	.51	82	ADMINISTRATIVE	.26	33
PAYROLL	.19	39	COAL	.12	1	MGMT FEES	.45	98	ADV/PROMOTION	.04	48	**TOTAL CONTRACTS**	1.47	106
ELEVATOR	.05	72	WATER/SEWER	.07	99	LEGAL FEES	.08	34	COMM/FEES	.27	59	CLEANING	.53	103
HVAC	.15	101	**RDS/GNDS/SEC TOTAL**	.30	106	AUDIT FEES	.05	28	TENANT ALTS	.48	53	REPAIR/MAINT	.29	74
ELECTRICAL	.04	85	RDS/GNDS TOTAL	.23	102	GEN OFC EXP	.03	59	BUY-OUTS	.27	5	RDS/GROUNDS	.21	99
STRUCT/ROOF	.03	51	RDS/GNDS PAYRL	.13	4	OTHER ADM EXP	.04	57				SECURITY	.07	67
PLUMBING	.01	69	RDS/GNDS CONTR	.21	97							ADMINISTRATIVE	.49	89
FIRE/LIFE SFTY	.02	30	RDS/GNDS OTHER	.04	45									
OTHER MAINT/SUP	.17	98												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	137 BLDS	9,882,754 SQ. FT.				9,770,226 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	133					11.23	10.49	8.48	14.33
RETAIL AREA	11	15.15	15.68	10.91	22.10				
OTHER AREA	1	3.60	3.60						
TOTAL RENT	134	11.45	10.75	8.51	14.58				
MISCELLANEOUS	83	.42	.09	.02	.36				
TOTAL INCOME	134	11.75	11.60	8.74	14.82				
EXPENSE									
CLEANING	136	.67	.64	.55	..78	.67	.65	.55	.79
REPAIR-MAINT	137	.67	.63	.45	.84	.67	.63	.45	.87
UTILITIES	137	1.57	1.50	1.29	1.86	1.56	1.50	1.29	1.89
RDS/GRNDS/SEC	135	.32	26	.16	.42	.32	.26	.16	.42
ADMINISTRATIVE	134	.83	.67	.51	1.00	.83	.67	.51	1.00
TOTAL OPER EXP	137	4.04	3.96	3.30	4.61	4.04	3.98	3.30	4.62
FIXED EXPENSES	137	1.36	1.30	.93	1.61	1.36	1.30	.93	1.61
TOTAL OPER+FIX	137	5.40	5.26	4.57	6.09	5.40	5.26	4.57	6.12
LEASING EXP	117	.87	.40	.09	1.07				
TOTAL PAYROLL	108	.58	.42	.27	.86				
TOTAL CONTRACT	137	1.45	1.43	1.08	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4287	130
AVG SQFT/RETAIL TENANT	2251	10
AVG SQFT/OFFICE WORKER	206	99
AVG % OFFICE OCCUPANCY	84.5	132
AVG % RETAIL OCCUPANCY	91.2	11
AVG $ RATE YR-END RENT	14.47	127
RENTABLE/GROSS SQFT	.94	108

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.64	136
PAYROLL	.11	20
CONTRACT	.54	134
SUP/MAT/MISC	.06	103
TRASH REMOVAL	.04	122
REPR/MAINT TOTAL	.63	137
PAYROLL	.22	90
ELEVATOR	.06	127
HVAC	.15	133
ELECTRICAL	.03	109
STRUCT/ROOF	.02	58
PLUMBING	.01	96
FIRE/LIFE SFTY	.01	64
OTHER MAINT/SUP	.14	131

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.51	132
ELECTRICAL	1.43	132
GAS	.18	4
FUEL OIL	.00	1
PURCH STEAM	.04	1
PURCH CH WTR		
COAL	.06	2
WATER/SEWER	.06	124
RDS/GNDS/SEC TOTAL	.27	134
RDS/GNDS TOTAL	.22	130
RDS/GNDS PAYRL	.03	14
RDS/GNDS CONTR	.13	125
RDS/GNDS OTHER	.04	82

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.07	103
SEC PAYROLL	.17	11
SEC CONTRACTS	.06	89
SEC OTHER	.01	38
ADMIN TOTAL	.68	131
PAYROLL	.34	64
MGMT FEES	.47	121
LEGAL FEES	.02	71
AUDIT FEES	.03	41
GEN OFC EXP	.05	85
OTHER ADM EXP	.03	82

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.30	137
REAL ESTATE TAX	1.11	136
BUILDING INS	.15	130
PERS PROP TAX	.00	17
OTHER TAX	.05	21
LEASING EXPENSES	.42	116
ADV/PROMOTION	.03	92
COMM/FEES	.16	87
TENANT ALTS	.41	83
BUY-OUTS	.07	3

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.42	106
CLEANING	.11	20
REPAIR/MAINT	.22	90
RDS/GROUNDS	.03	13
SECURITY	.17	11
ADMINISTRATIVE	.34	64
TOTAL CONTRACTS	1.43	137
CLEANING	.55	134
REPAIR/MAINT	.23	103
RDS/GROUNDS	.13	126
SECURITY	.06	99
ADMINISTRATIVE	.50	122

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	185 BLDS	30,792,487 SQ. FT.				30,520,582 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	175					12.23	11.55	8.58	16.11
RETAIL AREA	22	12.41	9.45	4.66	17.90				
OTHER AREA	8	7.60	5.18	2.72	11.00				
TOTAL RENT	176	12.53	11.97	8.52	16.59				
MISCELLANEOUS	126	.39	.11	.01	.30				
TOTAL INCOME	177	13.13	12.61	8.74	16.65				
EXPENSE									
CLEANING	185	.68	.64	.53	.80	.70	.65	.53	.80
REPAIR-MAINT	185	.74	.66	.50	.85	.75	.67	.50	.85
UTILITIES	179	1.54	1.36	1.15	1.70	1.54	1.35	1.16	1.70
RDS/GRNDS/SEC	184	.40	.35	.21	.49	.40	.35	.21	.49
ADMINISTRATIVE	185	.76	.69	.49	.91	.76	.69	.49	.91
TOTAL OPER EXP	185	4.08	3.87	3.25	4.51	4.11	3.85	3.26	4.56
FIXED EXPENSES	183	1.57	1.49	1.21	1.80	1.57	1.49	1.21	1.80
TOTAL OPER+FIX	185	5.64	5.43	4.53	6.30	5.65	5.44	4.56	6.35
LEASING EXP	144	1.10	.40	.11	1.18				
TOTAL PAYROLL	175	.60	.49	.34	.70				
TOTAL CONTRACT	183	1.53	1.43	1.09	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7743	171
AVG SQFT/RETAIL TENANT	2497	23
AVG SQFT/OFFICE WORKER	294	141
AVG % OFFICE OCCUPANCY	85.3	180
AVG % RETAIL OCCUPANCY	91.8	23
AVG $ RATE YR-END RENT	15.28	163
RENTABLE/GROSS SQFT	.95	147

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.64	183
PAYROLL	.10	41
CONTRACT	.54	180
SUP/MAT/MISC	.05	155
TRASH REMOVAL	.03	164
REPR/MAINT TOTAL	.67	184
PAYROLL	.25	153
ELEVATOR	.08	181
HVAC	.09	178
ELECTRICAL	.03	157
STRUCT/ROOF	.03	98
PLUMBING	.01	145
FIRE/LIFE SFTY	.01	94
OTHER MAINT/SUP	.13	175

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.36	177
ELECTRICAL	1.30	177
GAS	.01	7
FUEL OIL	.00	9
PURCH STEAM	.20	1
PURCH CH WTR	.34	5
COAL	.04	2
WATER/SEWER	.06	168
RDS/GNDS/SEC TOTAL	.35	183
RDS/GNDS TOTAL	.17	178
RDS/GNDS PAYRL	.09	25
RDS/GNDS CONTR	.12	158
RDS/GNDS OTHER	.04	110

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.15	172
SEC PAYROLL	.16	20
SEC CONTRACTS	.13	154
SEC OTHER	.01	41
ADMIN TOTAL	.70	183
PAYROLL	.24	131
MGMT FEES	.40	156
LEGAL FEES	.03	107
AUDIT FEES	.04	66
GEN OFC EXP	.05	143
OTHER ADM EXP	.03	128

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.48	180
REAL ESTATE TAX	1.30	178
BUILDING INS	.15	172
PERS PROP TAX	.01	46
OTHER TAX	.05	42
LEASING EXPENSES	.40	142
ADV/PROMOTION	.04	115
COMM/FEES	.22	106
TENANT ALTS	.22	110
BUY-OUTS	.22	14

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.49	172
CLEANING	.10	41
REPAIR/MAINT	.25	153
RDS/GROUNDS	.09	25
SECURITY	.16	20
ADMINISTRATIVE	.24	132
TOTAL CONTRACTS	1.43	183
CLEANING	.54	180
REPAIR/MAINT	.23	148
RDS/GROUNDS	.13	159
SECURITY	.13	156
ADMINISTRATIVE	.42	155

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	10,117,342 SQ. FT.				9,686,748 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	26					12.43	13.18	8.23	17.19
RETAIL AREA	13	14.40	10.17	5.14	18.95				
OTHER AREA	6	16.66	8.64	1.21	32.91				
TOTAL RENT	26	12.75	13.84	8.29	17.32				
MISCELLANEOUS	21	.41	.13	.02	.29				
TOTAL INCOME	26	13.06	15.01	8.38	17.41				
EXPENSE									
CLEANING	26	.63	.60	.53	.72	.65	.62	.54	.77
REPAIR-MAINT	26	.69	.66	.52	.90	.72	.68	.53	1.00
UTILITIES	26	1.37	1.25	1.12	1.48	1.40	1.26	1.15	1.58
RDS/GRNDS/SEC	26	.33	.30	.20	.42	.33	.30	.20	.42
ADMINISTRATIVE	26	.75	.66	.41	1.14	.75	.66	.41	1.14
TOTAL OPER EXP	26	3.76	3.65	2.96	4.17	3.89	3.79	3.15	4.55
FIXED EXPENSES	26	1.60	1.53	1.36	1.85	1.60	1.58	1.36	1.85
TOTAL OPER+FIX	26	5.36	4.95	4.42	6.15	5.49	5.04	4.49	6.16
LEASING EXP	22	.66	[illegible]	.12	1.32				
TOTAL PAYROLL	25	.49	.45	.36	.58				
TOTAL CONTRACT	26	1.49	1.41	1.12	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8726	23
AVG SQFT/RETAIL TENANT	4223	12
AVG SQFT/OFFICE WORKER	312	19
AVG % OFFICE OCCUPANCY	83.7	26
AVG % RETAIL OCCUPANCY	90.8	12
AVG $ RATE YR-END RENT	15.69	24
RENTABLE/GROSS SQFT	.96	21

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	26	**UTILITIES TOTAL**	1.25	26	SECURITY TOTAL	.17	26	**FIXED EXP TOTAL**	1.58	26	**TOTAL PAYROLL**	.45	25
PAYROLL	.06	5	ELECTRICAL	1.21	26	SEC PAYROLL	.17	6	REAL ESTATE TAX	1.42	25	CLEANING	.05	5
CONTRACT	.52	26	GAS	.01	3	SEC CONTRACTS	.15	22	BUILDING INS	.15	26	REPAIR/MAINT	.24	24
SUP/MAT/MISC	.03	23	FUEL OIL	.00	2	SEC OTHER	.01	10	PERS PROP TAX	.00	12	RDS/GROUNDS	.11	4
TRASH REMOVAL	.02	25	PURCH STEAM			**ADMIN TOTAL**	.66	24	OTHER TAX	.10	5	SECURITY	.17	6
REPR/MAINT TOTAL	.66	26	PURCH CH WTR	.37	1	PAYROLL	.19	19	**LEASING EXPENSES**	.27	22	ADMINISTRATIVE	.19	19
PAYROLL	.24	24	COAL			MGMT FEES	.43	21	ADV/PROMOTION	.03	20	**TOTAL CONTRACTS**	1.41	26
ELEVATOR	.15	26	WATER/SEWER	.07	24	LEGAL FEES	.01	19	COMM/FEES	.09	18	CLEANING	.52	26
HVAC	.06	25	**RDS/GNDS/SEC TOTAL**	.30	26	AUDIT FEES	.03	14	TENANT ALTS	.14	15	REPAIR/MAINT	.21	24
ELECTRICAL	.02	24	RDS/GNDS TOTAL	.10	26	GEN OFC EXP	.06	23	BUY-OUTS	.28	6	RDS/GROUNDS	.06	22
STRUCT/ROOF	.01	12	RDS/GNDS PAYRL	.11	4	OTHER ADM EXP	.03	18				SECURITY	.15	23
PLUMBING	.01	24	RDS/GNDS CONTR	.07	22							ADMINISTRATIVE	.46	24
FIRE/LIFE SFTY	.02	17	RDS/GNDS OTHER	.03	18									
OTHER MAINT/SUP	.10	24												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,069,121 SQ. FT.				2,036,977 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.43	7.81		
RETAIL AREA	1	20.66	20.66						
OTHER AREA									
TOTAL RENT	3	8.73	7.65						
MISCELLANEOUS	2	.24	.26						
TOTAL INCOME	3	8.88	8.09						
EXPENSE									
CLEANING	3	.49	.55			.49	.56		
REPAIR-MAINT	3	.56	.57			.57	.57		
UTILITIES	3	1.56	1.25			1.57	1.25		
RDS/GRNDS/SEC	3	.29	.25			.29	.25		
ADMINISTRATIVE	3	.57	.56			.57	.56		
TOTAL OPER EXP	3	3.47	3.03			3.51	3.09		
FIXED EXPENSES	3	1.65	1.59			1.65	1.59		
TOTAL OPER+FIX	3	5.12	4.85			5.15	4.91		
LEASING EXP	3	1.17	.32						
TOTAL PAYROLL	3	.36	.38						
TOTAL CONTRACT	3	1.22	1.34						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15999	3
AVG SQFT/RETAIL TENANT	1692	3
AVG SQFT/OFFICE WORKER	368	3
AVG % OFFICE OCCUPANCY	85.6	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	15.50	3
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.55	3	**UTILITIES TOTAL**	1.26	3	SECURITY TOTAL	.23	3	**FIXED EXP TOTAL**	1.59	3	**TOTAL PAYROLL**	.38	3
PAYROLL	.07	1	ELECTRICAL	.65	3	SEC PAYROLL			REAL ESTATE TAX	1.39	3	CLEANING	.07	1
CONTRACT	.48	3	GAS			SEC CONTRACTS	.23	3	BUILDING INS	.22	3	REPAIR/MAINT	.23	3
SUP/MAT/MISC	.05	2	FUEL OIL			SEC OTHER	.03	2	PERS PROP TAX			RDS/GROUNDS	.10	1
TRASH REMOVAL	.03	2	PURCH STEAM			**ADMIN TOTAL**	.56	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.57	3	PURCH CH WTR	1.54	1	PAYROLL	.14	2	**LEASING EXPENSES**	.32	3	ADMINISTRATIVE	.14	2
PAYROLL	.23	3	COAL			MGMT FEES	.26	3	ADV/PROMOTION	.26	1	**TOTAL CONTRACTS**	1.34	3
ELEVATOR	.17	3	WATER/SEWER	.07	3	LEGAL FEES	.10	2	COMM/FEES	.34	2	CLEANING	.48	3
HVAC	.09	2	**RDS/GNDS/SEC TOTAL**	.25	3	AUDIT FEES	.06	1	TENANT ALTS	1.22	2	REPAIR/MAINT	.24	3
ELECTRICAL	.02	2	RDS/GNDS TOTAL	.06	3	GEN OFC EXP	.04	2	BUY-OUTS			RDS/GROUNDS	.04	2
STRUCT/ROOF			RDS/GNDS PAYRL	.10	1	OTHER ADM EXP	.16	2				SECURITY	.23	3
PLUMBING	.03	3	RDS/GNDS CONTR	.04	2							ADMINISTRATIVE	.35	3
FIRE/LIFE SFTY	.03	1	RDS/GNDS OTHER	.02	2									
OTHER MAINT/SUP	.10	3												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

ALL RURAL

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	654,690 SQ. FT.				641,192 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					11.62	12.82	8.52	14.79
RETAIL AREA	1	9.71	9.71						
OTHER AREA									
TOTAL RENT	8	11.58	12.81	9.02	14.79				
MISCELLANEOUS	4	.22	.22	.13	.52				
TOTAL INCOME	8	11.68	12.91	9.41	15.01				
EXPENSE									
CLEANING	8	.73	.72	.52	.83	.74	.72	.59	.83
REPAIR-MAINT	8	.91	.75	.40	1.01	.93	.75	.45	1.01
UTILITIES	8	2.13	1.65	1.05	2.21	2.13	1.65	1.05	2.21
RDS/GRNDS/SEC	8	.52	.40	.11	.59	.52	.40	.11	.59
ADMINISTRATIVE	8	.58	.94	.54	1.05	.58	.94	.54	1.05
TOTAL OPER EXP	8	4.86	4.30	3.29	5.09	4.92	4.30	3.64	5.09
FIXED EXPENSES	8	1.81	1.75	1.03	2.15	1.81	1.75	1.03	2.15
TOTAL OPER+FIX	8	6.67	6.58	4.32	6.97	6.73	6.58	4.67	6.97
LEASING EXP	7	.62	.85	.55	1.55				
TOTAL PAYROLL	8	1.01	.33	.14	1.14				
TOTAL CONTRACT	8	1.38	1.53	1.01	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5240	8
AVG SQFT/RETAIL TENANT	4499	1
AVG SQFT/OFFICE WORKER	222	6
AVG % OFFICE OCCUPANCY	89.9	8
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	15.02	8
RENTABLE/GROSS SQFT	.86	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	8
PAYROLL	.20	1
CONTRACT	.55	8
SUP/MAT/MISC	.03	8
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	.75	8
PAYROLL	.36	7
ELEVATOR	.09	4
HVAC	.16	4
ELECTRICAL	.02	4
STRUCT/ROOF	.29	5
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.06	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.65	8
ELECTRICAL	1.63	8
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	8
RDS/GNDS/SEC TOTAL	.40	8
RDS/GNDS TOTAL	.11	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	8
RDS/GNDS OTHER	.02	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.29	6
SEC PAYROLL	.60	4
SEC CONTRACTS	.18	2
SEC OTHER	.05	6
ADMIN TOTAL	.94	8
PAYROLL	.13	7
MGMT FEES	.66	4
LEGAL FEES	.02	4
AUDIT FEES	.11	1
GEN OFC EXP	.07	4
OTHER ADM EXP	.02	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.75	8
REAL ESTATE TAX	1.63	7
BUILDING INS	.29	8
PERS PROP TAX	.00	3
OTHER TAX		
LEASING EXPENSES	.85	7
ADV/PROMOTION	.01	6
COMM/FEES	.31	3
TENANT ALTS	.40	7
BUY-OUTS	.02	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.33	8
CLEANING	.20	1
REPAIR/MAINT	.36	7
RDS/GROUNDS		
SECURITY	.60	4
ADMINISTRATIVE	.13	7
TOTAL CONTRACTS	1.53	8
CLEANING	.55	8
REPAIR/MAINT	.14	8
RDS/GROUNDS	.11	8
SECURITY	.18	2
ADMINISTRATIVE	.68	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

RURAL LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	120,219 SQ. FT.				106,721 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.05	14.29		
RETAIL AREA	1	9.71	9.71						
OTHER AREA									
TOTAL RENT	3	11.79	14.29						
MISCELLANEOUS	3	.45	.23						
TOTAL INCOME	3	12.24	14.49						
EXPENSE									
CLEANING	3	.61	.68			.68	.68		
REPAIR-MAINT	3	.57	.75			.64	.75		
UTILITIES	3	1.19	1.28			1.19	1.28		
RDS/GRNDS/SEC	3	.21	.11			.21	.11		
ADMINISTRATIVE	3	1.02	1.04			1.02	1.04		
TOTAL OPER EXP	3	3.59	3.98			3.90	3.98		
FIXED EXPENSES	3	1.29	1.05			1.29	1.05		
TOTAL OPER+FIX	3	4.88	4.98			5.18	4.98		
LEASING EXP	2	1.70	1.55						
TOTAL PAYROLL	3	.27	.25						
TOTAL CONTRACT	3	1.62	1.86						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1766	3
AVG SQFT/RETAIL TENANT	4499	1
AVG SQFT/OFFICE WORKER	338	2
AVG % OFFICE OCCUPANCY	84.5	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	14.03	3
RENTABLE/GROSS SQFT	.92	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.68	3
PAYROLL		
CONTRACT	.55	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.75	3
PAYROLL	.36	2
ELEVATOR	.10	3
HVAC	.13	3
ELECTRICAL	.02	3
STRUCT/ROOF	.03	1
PLUMBING	.01	3
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.04	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.28	3
ELECTRICAL	1.21	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.11	3
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.29	1
SEC PAYROLL		
SEC CONTRACTS	.22	1
SEC OTHER	.07	1
ADMIN TOTAL	1.04	3
PAYROLL	.11	2
MGMT FEES	.75	3
LEGAL FEES	.01	3
AUDIT FEES	.11	1
GEN OFC EXP	.06	3
OTHER ADM EXP	.10	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.05	3
REAL ESTATE TAX	1.26	2
BUILDING INS	.29	3
PERS PROP TAX	.02	2
OTHER TAX		
LEASING EXPENSES	1.55	2
ADV/PROMOTION	.01	1
COMM/FEES	.23	2
TENANT ALTS	1.31	2
BUY-OUTS	.02	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.25	3
CLEANING		
REPAIR/MAINT	.36	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.11	2
TOTAL CONTRACTS	1.86	[illegible]
CLEANING	.55	[illegible]
REPAIR/MAINT	.14	3
RDS/GROUNDS	.11	3
SECURITY	.22	1
ADMINISTRATIVE	.77	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Financial Buildings

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	51 BLDS	15,748,516 SQ. FT.				15,263,289 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	37					9.81	7.91	2.62	12.69
RETAIL AREA	15	22.42	15.08	7.87	29.83				
OTHER AREA	5	3.66	3.95	1.83	6.63				
TOTAL RENT	37	10.07	9.52	3.23	12.54				
MISCELLANEOUS	13	.37	.20	.05	1.20				
TOTAL INCOME	38	10.12	8.93	3.25	12.85				
EXPENSE									
CLEANING	51	1.69	1.00	.79	1.63	1.74	1.02	.81	1.63
REPAIR-MAINT	51	2.08	1.29	.85	2.18	2.14	1.32	.80	2.18
UTILITIES	51	2.77	2.09	1.51	2.72	2.80	2.17	1.51	2.48
RDS/GRNDS/SEC	46	.46	.46	.23	.64	.46	.46	.23	.64
ADMINISTRATIVE	49	.70	.46	.22	.81	.70	.46	.22	.81
TOTAL OPER EXP	51	7.60	5.38	4.36	7.18	7.76	5.52	4.44	7.24
FIXED EXPENSES	47	3.81	1.83	1.26	2.75	3.81	1.83	1.26	2.75
TOTAL OPER + FIX	51	11.18	7.08	5.59	9.01	11.72	7.49	5.68	9.27
LEASING EXP	23	.17	.07	.03	.22				
TOTAL PAYROLL	49	2.15	1.06	.71	1.78				
TOTAL CONTRACT	51	1.78	1.65	1.26	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28692	39
AVG SQFT/RETAIL TENANT	2749	17
AVG SQFT/OFFICE WORKER	305	42
AVG % OFFICE OCCUPANCY	97.1	48
AVG % RETAIL OCCUPANCY	95.2	17
AVG $ RATE YR-END RENT	18.14	31
RENTABLE/GROSS SQFT	.93	38

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.00	46
PAYROLL	.29	17
CONTRACT	.71	45
SUP/MAT/MISC	.09	34
TRASH REMOVAL	.07	41
REPR/MAINT TOTAL	1.30	47
PAYROLL	.56	41
ELEVATOR	.21	44
HVAC	.12	44
ELECTRICAL	.08	38
STRUCT/ROOF	.01	16
PLUMBING	.01	33
FIRE/LIFE SFTY	.02	34
OTHER MAINT/SUP	.19	46

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.03	46
ELECTRICAL	1.69	45
GAS	.08	27
FUEL OIL	.02	5
PURCH STEAM	.35	13
PURCH CH WTR		
COAL	.09	1
WATER/SEWER	.06	43
RDS/GNDS/SEC TOTAL	.46	44
RDS/GNDS TOTAL	.06	28
RDS/GNDS PAYRL	.09	8
RDS/GNDS CONTR	.03	20
RDS/GNDS OTHER	.02	16

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.40	42
SEC PAYROLL	.30	12
SEC CONTRACTS	.40	37
SEC OTHER	.01	14
ADMIN TOTAL	.45	46
PAYROLL	.30	39
MGMT FEES	.46	15
LEGAL FEES	.01	14
AUDIT FEES	.02	7
GEN OFC EXP	.04	32
OTHER ADM EXP	.02	25

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.86	44
REAL ESTATE TAX	1.69	43
BUILDING INS	.20	41
PERS PROP TAX	.23	5
OTHER TAX	.09	10
LEASING EXPENSES	.07	22
ADV/PROMOTION	.02	7
COMM/FEES	.10	10
TENANT ALTS	.07	12
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.06	44
CLEANING	.34	18
REPAIR/MAINT	.56	42
RDS/GROUNDS	.09	8
SECURITY	.30	12
ADMINISTRATIVE	.28	40
TOTAL CONTRACTS	1.63	47
CLEANING	.71	46
REPAIR/MAINT	.41	39
RDS/GROUNDS	.03	20
SECURITY	.40	37
ADMINISTRATIVE	.27	20

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	208,944 SQ. FT.				200,210 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					7.11	6.01	3.98	10.45
RETAIL AREA									
OTHER AREA	1	3.00	3.00						
TOTAL RENT	5	7.20	6.01	3.98	10.51				
MISCELLANEOUS	1	3.09	3.09						
TOTAL INCOME	5	7.69	6.31	4.38	10.51				
EXPENSE									
CLEANING	6	.80	.91	.43	1.00	.81	.94	.43	1.00
REPAIR-MAINT	6	1.06	.74	.55	1.67	1.08	.75	.56	1.67
UTILITIES	6	1.71	2.03	.79	2.30	1.79	2.23	.79	2.39
RDS/GRNDS/SEC	5	.46	.50	.22	.69	.46	.50	.22	.69
ADMINISTRATIVE	6	.26	.22	.14	.43	.26	.22	.14	.43
TOTAL OPER EXP	6	4.27	4.03	2.73	5.62	4.40	4.16	2.73	5.96
FIXED EXPENSES	6	1.86	1.70	1.24	2.60	1.86	1.70	1.24	2.60
TOTAL OPER + FIX	6	6.13	5.45	4.75	7.71	6.26	5.59	4.75	8.06
LEASING EXP	1	.18	.18						
TOTAL PAYROLL	6	.81	.74	.23	1.29				
TOTAL CONTRACT	6	1.19	1.13	.46	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8601	3
AVG SQFT/RETAIL TENANT	6000	1
AVG SQFT/OFFICE WORKER	246	5
AVG % OFFICE OCCUPANCY	99.8	5
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	8.00	2
RENTABLE/GROSS SQFT	.84	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.91	6
PAYROLL	.44	3
CONTRACT	.60	6
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	.74	6
PAYROLL	.23	5
ELEVATOR	.13	5
HVAC	.09	5
ELECTRICAL	.05	3
STRUCT/ROOF	.00	1
PLUMBING	.02	2
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.25	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.03	6
ELECTRICAL	1.84	5
GAS	.15	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.09	1
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.50	5
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL	.21	2
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.31	5
SEC PAYROLL	.31	2
SEC CONTRACTS	.22	5
SEC OTHER	.01	1
ADMIN TOTAL	.22	6
PAYROLL	.19	4
MGMT FEES	.31	2
LEGAL FEES	.00	1
AUDIT FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP	.06	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.70	6
REAL ESTATE TAX	1.77	5
BUILDING INS	.14	6
PERS PROP TAX		
OTHER TAX	1.43	1
LEASING EXPENSES	.18	1
ADV/PROMOTION	.18	1
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.74	6
CLEANING	.44	3
REPAIR/MAINT	.23	5
RDS/GROUNDS	.21	2
SECURITY	.31	2
ADMINISTRATIVE	.19	4
TOTAL CONTRACTS	1.13	6
CLEANING	.60	6
REPAIR/MAINT	.33	6
RDS/GROUNDS	.03	2
SECURITY	.22	5
ADMINISTRATIVE	.28	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Financial Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	390,147 SQ. FT.				390,147 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					10.80	11.54		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.19	12.19						
MISCELLANEOUS	2	.87	.96						
TOTAL INCOME	3	11.81	12.39						
EXPENSE									
CLEANING	5	1.01	.80	.57	1.69	1.01	.80	.57	1.69
REPAIR-MAINT	5	1.47	1.08	.51	3.00	1.47	1.08	.51	3.00
UTILITIES	5	1.59	1.68	1.10	2.06	1.59	1.68	1.10	2.06
RDS/GRNDS/SEC	5	.34	.13	.09	.81	.34	.13	.09	.81
ADMINISTRATIVE	5	.49	.46	.09	.88	.49	.46	.09	.88
TOTAL OPER EXP	5	4.90	3.76	3.18	7.82	4.90	3.76	3.18	7.82
FIXED EXPENSES	5	1.86	2.17	.79	2.98	1.86	2.17	.79	2.98
TOTAL OPER+FIX	5	6.76	6.47	4.42	10.07	6.76	6.47	4.42	10.07
LEASING EXP	2	.42	.38						
TOTAL PAYROLL	5	1.19	1.04	.59	2.04				
TOTAL CONTRACT	5	1.69	1.72	.65	3.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6653	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	340	5
AVG % OFFICE OCCUPANCY	97.0	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	13.50	3
RENTABLE/GROSS SQFT	.88	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.17	4
PAYROLL	.29	1
CONTRACT	.92	4
SUP/MAT/MISC	.14	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.16	4
PAYROLL	.70	3
ELEVATOR	.08	3
HVAC	.15	4
ELECTRICAL	.15	3
STRUCT/ROOF	.10	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.10	2
OTHER MAINT/SUP	.45	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.49	4
ELECTRICAL	1.43	4
GAS	.07	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.22	4
RDS/GNDS TOTAL	.16	4
RDS/GNDS PAYRL	.27	2
RDS/GNDS CONTR	.09	2
RDS/GNDS OTHER	.13	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	3
SEC PAYROLL	.09	1
SEC CONTRACTS	.85	1
SEC OTHER	.02	2
ADMIN TOTAL	.43	4
PAYROLL	.21	2
MGMT FEES	.66	2
LEGAL FEES		
AUDIT FEES	.01	1
GEN OFC EXP	.06	3
OTHER ADM EXP	.02	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.25	4
REAL ESTATE TAX	1.33	4
BUILDING INS	.26	4
PERS PROP TAX		
OTHER TAX	.37	1
LEASING EXPENSES	.38	2
ADV/PROMOTION	.03	2
COMM/FEES	.10	1
TENANT ALTS	.61	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.14	4
CLEANING	.34	2
REPAIR/MAINT	.74	4
RDS/GROUNDS	.27	2
SECURITY	.09	1
ADMINISTRATIVE	.06	3
TOTAL CONTRACTS	2.10	4
CLEANING	.92	4
REPAIR/MAINT	1.16	3
RDS/GROUNDS	.09	2
SECURITY	.85	1
ADMINISTRATIVE	.71	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	29 BLDS	5,629,543 SQ. FT.				5,421,462 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					10.25	9.01	2.44	13.96
RETAIL AREA	8	13.72	10.26	6.38	13.54				
OTHER AREA	2	5.54	5.19						
TOTAL RENT	22	10.73	10.24	3.13	14.26				
MISCELLANEOUS	7	.48	.14	.03	.90				
TOTAL INCOME	23	10.66	10.12	3.75	13.00				
EXPENSE									
CLEANING	29	1.09	1.00	.79	1.18	1.12	1.01	.81	1.21
REPAIR-MAINT	29	1.31	1.27	.76	1.57	1.34	1.27	.78	1.57
UTILITIES	29	2.04	1.97	1.43	2.40	2.03	1.85	1.51	2.40
RDS/GRNDS/SEC	28	.60	.53	.32	.66	.60	.53	.32	.66
ADMINISTRATIVE	28	.64	.64	.40	.84	.64	.64	.40	.84
TOTAL OPER EXP	29	5.65	5.23	4.36	6.36	5.75	5.17	4.49	6.36
FIXED EXPENSES	26	1.74	1.63	.95	2.44	1.74	1.63	.95	2.44
TOTAL OPER+FIX	29	7.21	6.72	5.41	6.72	7.64	6.72	5.65	9.03
LEASING EXP	15	.25	.07	.03	.22				
TOTAL PAYROLL	28	1.37	1.00	.70	1.74				
TOTAL CONTRACT	29	1.96	1.84	1.46	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13636	25
AVG SQFT/RETAIL TENANT	3297	10
AVG SQFT/OFFICE WORKER	269	27
AVG % OFFICE OCCUPANCY	96.3	28
AVG % RETAIL OCCUPANCY	100.0	10
AVG $ RATE YR-END RENT	15.45	20
RENTABLE/GROSS SQFT	.87	21

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.00	26
PAYROLL	.16	8
CONTRACT	.74	25
SUP/MAT/MISC	.09	19
TRASH REMOVAL	.06	22
REPR/MAINT TOTAL	1.29	27
PAYROLL	.51	24
ELEVATOR	.22	26
HVAC	.11	25
ELECTRICAL	.07	23
STRUCT/ROOF	.01	10
PLUMBING	.01	19
FIRE/LIFE SFTY	.02	22
OTHER MAINT/SUP	.17	26

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.85	26
ELECTRICAL	1.55	26
GAS	.07	17
FUEL OIL	.00	1
PURCH STEAM	.34	6
PURCH CH WTR		
COAL		
WATER/SEWER	.07	25
RDS/GNDS/SEC TOTAL	.54	27
RDS/GNDS TOTAL	.04	20
RDS/GNDS PAYRL	.04	4
RDS/GNDS CONTR	.03	16
RDS/GNDS OTHER	.02	13

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.48	26
SEC PAYROLL	.47	5
SEC CONTRACTS	.40	25
SEC OTHER	.02	10
ADMIN TOTAL	.83	27
PAYROLL	.38	25
MGMT FEES	.56	8
LEGAL FEES	.01	7
AUDIT FEES	.02	5
GEN OFC EXP	.03	21
OTHER ADM EXP	.02	17

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.68	25
REAL ESTATE TAX	1.32	25
BUILDING INS	.15	23
PERS PROP TAX	.23	5
OTHER TAX	.05	6
LEASING EXPENSES	.07	14
ADV/PROMOTION	.01	4
COMM/FEES	.23	4
TENANT ALTS	.07	9
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.06	25
CLEANING	.16	8
REPAIR/MAINT	.51	24
RDS/GROUNDS	.04	4
SECURITY	.47	5
ADMINISTRATIVE	.37	24
TOTAL CONTRACTS	1.82	27
CLEANING	.73	26
REPAIR/MAINT	.41	23
RDS/GROUNDS	.09	16
SECURITY	.40	25
ADMINISTRATIVE	.27	14

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Financial Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,174,[illegible]22 SQ. FT.				1,031,935 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					10.00	8.34		
RETAIL AREA	2	12.35	12.47						
OTHER AREA	2	2.38	3.74						
TOTAL RENT	2	9.66	8.10						
MISCELLANEOUS	2	.35	.43						
TOTAL INCOME	2	10.01	8.54						
EXPENSE									
CLEANING	3	1.41	1.06			1.60	1.16		
REPAIR-MAINT	3	1.68	1.72			1.91	1.87		
UTILITIES	3	2.90	2.80			3.27	3.00		
RDS/GRNDS/SEC	2	.15	.14			.15	.14		
ADMINISTRATIVE	2	.10	.10			.10	.10		
TOTAL OPER EXP	3	6.17	5.59			6.99	7.08		
FIXED EXPENSES	2	3.68	4.21			3.68	4.21		
TOTAL OPER+FIX	3	8.61	7.07			10.64	7.49		
LEASING EXP	2	.12	.10						
TOTAL PAYROLL	2	2.40	2.70						
TOTAL CONTRACT	3	.75	.47						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	124240	2
AVG SQFT/RETAIL TENANT	1360	2
AVG SQFT/OFFICE WORKER	270	1
AVG % OFFICE OCCUPANCY	90.6	3
AVG % RETAIL OCCUPANCY	84.7	2
AVG $ RATE YR-END RENT	[illegible]4.00	2
RENTABLE/GROSS SQFT	.77	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.06	3
PAYROLL	1.34	2
CONTRACT	.42	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.13	3
REPR/MAINT TOTAL	1.72	3
PAYROLL	1.15	2
ELEVATOR	.15	3
HVAC	.13	3
ELECTRICAL	.08	3
STRUCT/ROOF		
PLUMBING	.07	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.29	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.80	3
ELECTRICAL	2.58	3
GAS	.13	2
FUEL OIL	.10	2
PURCH STEAM	.81	1
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.14	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.14	2
SEC PAYROLL	.23	1
SEC CONTRACTS	.05	1
SEC OTHER	.00	1
ADMIN TOTAL	.10	2
PAYROLL	.08	1
MGMT FEES	.09	1
LEGAL FEES	.00	1
AUDIT FEES	.02	1
GEN OFC EXP	.01	2
OTHER ADM EXP	.00	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	4.21	2
REAL ESTATE TAX	3.96	2
BUILDING INS	.26	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.10	2
ADV/PROMOTION		
COMM/FEES	.10	2
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.70	2
CLEANING	1.34	2
REPAIR/MAINT	1.15	2
RDS/GROUNDS		
SECURITY	.23	1
ADMINISTRATIVE	.09	2
TOTAL CONTRACTS	.47	3
CLEANING	.42	3
REPAIR/MAINT	.28	2
RDS/GROUNDS		
SECURITY	.05	1
ADMINISTRATIVE	.11	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	8,345,760 SQ. FT.				8,219,535 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					9.48	3.25	.94	23.69
RETAIL AREA	5	41.07	29.83	23.62	66.98				
OTHER AREA									
TOTAL RENT	5	9.66	4.04	1.08	23.91				
MISCELLANEOUS	1	.15	.15						
TOTAL INCOME	5	9.70	4.19	1.08	23.91				
EXPENSE									
CLEANING	8	2.19	2.29	1.69	2.93	2.22	2.38	1.70	2.93
REPAIR-MAINT	8	2.72	2.36	2.08	2.56	2.76	2.36	2.08	2.67
UTILITIES	8	3.32	3.32	2.16	4.31	3.35	3.32	2.16	4.39
RDS/GRNDS/SEC	6	.38	.42	.11	.64	.38	.42	.11	.64
ADMINISTRATIVE	8	.81	.64	.26	1.25	.81	.64	.26	1.25
TOTAL OPER EXP	8	9.33	8.91	7.45	11.33	9.43	8.93	7.48	11.60
FIXED EXPENSES	8	5.23	6.32	4.06	6.49	5.23	6.32	4.06	6.49
TOTAL OPER+FIX	8	14.56	15.29	11.64	18.04	14.66	15.58	11.67	18.04
LEASING EXP	3	.11	.05						
TOTAL PAYROLL	8	2.72	1.70	1.17	3.95				
TOTAL CONTRACT	8	1.82	1.72	.92	2.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	223958	8
AVG SQFT/RETAIL TENANT	2295	4
AVG SQFT/OFFICE WORKER	369	4
AVG % OFFICE OCCUPANCY	98.5	7
AVG % RETAIL OCCUPANCY	96.7	4
AVG $ RATE YR-END RENT	37.25	4
RENTABLE/GROSS SQFT	1.00	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	2.23	7
PAYROLL	2.22	3
CONTRACT	.97	7
SUP/MAT/MISC	.15	5
TRASH REMOVAL	.14	7
REPR/MAINT TOTAL	2.33	7
PAYROLL	1.13	7
ELEVATOR	.33	7
HVAC	.15	7
ELECTRICAL	.06	6
STRUCT/ROOF	.01	2
PLUMBING	.01	6
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.80	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	3.31	7
ELECTRICAL	2.50	7
GAS	.06	2
FUEL OIL	.02	2
PURCH STEAM	.43	6
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.42	6
RDS/GNDS TOTAL	.02	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.42	6
SEC PAYROLL	.37	3
SEC CONTRACTS	.22	5
SEC OTHER		
ADMIN TOTAL	.80	7
PAYROLL	.30	7
MGMT FEES	.23	2
LEGAL FEES	.01	5
AUDIT FEES		
GEN OFC EXP	.09	4
OTHER ADM EXP	.13	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	6.29	7
REAL ESTATE TAX	5.56	7
BUILDING INS	.40	6
PERS PROP TAX		
OTHER TAX	.26	2
LEASING EXPENSES	.05	3
ADV/PROMOTION		
COMM/FEES	.04	3
TENANT ALTS	.05	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.72	7
CLEANING	2.22	3
REPAIR/MAINT	1.13	7
RDS/GROUNDS		
SECURITY	.37	3
ADMINISTRATIVE	.30	7
TOTAL CONTRACTS	1.53	7
CLEANING	.97	7
REPAIR/MAINT	.73	5
RDS/GROUNDS		
SECURITY	.22	5
ADMINISTRATIVE	.01	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Financial Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	32 BLDS	2,326,460 SQ. FT.				2,236,036 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					13.86	11.03	8.67	17.21
RETAIL AREA	2	14.60	15.21						
OTHER AREA									
TOTAL RENT	15	14.09	11.38	8.89	17.72				
MISCELLANEOUS	9	.85	.06	.00	.14				
TOTAL INCOME	15	14.48	14.82	8.96	19.59				
EXPENSE									
CLEANING	32	1.10	.79	.71	1.30	1.13	.81	.75	1.30
REPAIR-MAINT	32	.89	.83	.55	1.08	.92	.83	.55	1.20
UTILITIES	32	2.38	1.71	1.47	2.39	2.45	1.85	1.50	2.39
RDS/GRNDS/SEC	29	.60	.37	.22	.62	.60	.37	.22	.62
ADMINISTRATIVE	32	1.17	.79	.35	1.68	1.17	.79	.35	1.68
TOTAL OPER EXP	32	6.08	4.75	3.76	7.75	6.27	4.96	3.76	8.26
FIXED EXPENSES	21	2.10	1.78	1.40	2.15	2.10	1.78	1.40	2.15
TOTAL OPER + FIX	32	8.10	6.46	5.30	10.28	8.30	6.80	5.30	10.28
LEASING EXP	25	.28	.06	.03	.41				
TOTAL PAYROLL	28	1.10	.90	.59	1.52				
TOTAL CONTRACT	30	2.06	1.62	1.39	2.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11359	29
AVG SQFT/RETAIL TENANT	5352	4
AVG SQFT/OFFICE WORKER	228	28
AVG % OFFICE OCCUPANCY	92.8	30
AVG % RETAIL OCCUPANCY	82.1	4
AVG $ RATE YR-END RENT	15.54	27
RENTABLE/GROSS SQFT	.90	29

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	31
PAYROLL	.30	5
CONTRACT	.67	29
SUP/MAT/MISC	.07	27
TRASH REMOVAL	.06	30
REPR/MAINT TOTAL	.82	31
PAYROLL	.40	20
ELEVATOR	.07	30
HVAC	.18	30
ELECTRICAL	.03	27
STRUCT/ROOF	.03	10
PLUMBING	.01	9
FIRE/LIFE SFTY	.02	12
OTHER MAINT/SUP	.19	31

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.65	30
ELECTRICAL	1.56	30
GAS	.06	21
FUEL OIL		
PURCH STEAM	.20	1
PURCH CH WTR	.20	1
COAL		
WATER/SEWER	.06	28
RDS/GNDS/SEC TOTAL	.37	29
RDS/GNDS TOTAL	.19	18
RDS/GNDS PAYRL	.05	4
RDS/GNDS CONTR	.15	13
RDS/GNDS OTHER	.06	12

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.34	25
SEC PAYROLL	.09	4
SEC CONTRACTS	.34	23
SEC OTHER	.01	7
ADMIN TOTAL	.77	31
PAYROLL	.37	12
MGMT FEES	.54	25
LEGAL FEES	.04	8
AUDIT FEES	.08	3
GEN OFC EXP	.06	24
OTHER ADM EXP	.03	23

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.76	20
REAL ESTATE TAX	1.48	20
BUILDING INS	.20	17
PERS PROP TAX	.00	5
OTHER TAX	5.52	2
LEASING EXPENSES	.06	25
ADV/PROMOTION	.03	19
COMM/FEES	.12	8
TENANT ALTS	.05	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.77	27
CLEANING	.30	5
REPAIR/MAINT	.42	24
RDS/GROUNDS	.04	7
SECURITY	.09	4
ADMINISTRATIVE	.37	16
TOTAL CONTRACTS	1.64	29
CLEANING	.67	29
REPAIR/MAINT	.33	25
RDS/GROUNDS	.15	13
SECURITY	.38	24
ADMINISTRATIVE	.55	24

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	81,461 SQ. FT.				69,801 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					7.60	7.60		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	7.60	7.60						
MISCELLANEOUS	1	.02	.02						
TOTAL INCOME	1	7.62	7.62						
EXPENSE									
CLEANING	3	.59	.62			.69	.70		
REPAIR-MAINT	3	.91	.82			1.06	.82		
UTILITIES	3	1.44	1.47			1.68	1.51		
RDS/GRNDS/SEC	2	.22	.22			.22	.22		
ADMINISTRATIVE	3	.72	.53			.72	.53		
TOTAL OPER EXP	3	3.75	3.39			4.37	3.39		
FIXED EXPENSES	3	1.84	2.09			1.84	2.09		
TOTAL OPER + FIX	3	5.59	5.20			6.21	5.20		
LEASING EXP	3	.07	.08						
TOTAL PAYROLL	1	1.82	1.82						
TOTAL CONTRACT	2	1.36	1.36						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5190	2
AVG SQFT/RETAIL TENANT	1749	1
AVG SQFT/OFFICE WORKER	157	2
AVG % OFFICE OCCUPANCY	61.7	2
AVG % RETAIL OCCUPANCY	30.0	1
AVG $ RATE YR-END RENT	14.79	3
RENTABLE/GROSS SQFT	.96	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	3
PAYROLL	.58	1
CONTRACT	.52	2
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.82	3
PAYROLL	–	
ELEVATOR	.11	2
HVAC	.27	3
ELECTRICAL	.01	1
STRUCT/ROOF	.03	1
PLUMBING		
FIRE/LIFE SFTY	.09	1
OTHER MAINT/SUP	.36	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.47	3
ELECTRICAL	1.24	3
GAS	.24	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	.22	2
RDS/GNDS TOTAL	.22	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	2
RDS/GNDS OTHER	.07	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.53	3
PAYROLL		
MGMT FEES	.53	3
LEGAL FEES	.09	1
AUDIT FEES	.08	1
GEN OFC EXP	.00	1
OTHER ADM EXP	.04	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.09	3
REAL ESTATE TAX	1.25	3
BUILDING INS	.31	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.08	3
ADV/PROMOTION	.05	2
COMM/FEES	.08	1
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.82	1
CLEANING	.58	1
REPAIR/MAINT	.76	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.48	1
TOTAL CONTRACTS	1.36	2
CLEANING	.52	2
REPAIR/MAINT	.37	1
RDS/GROUNDS	.18	2
SECURITY		
ADMINISTRATIVE	.47	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Financial Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	507,817 SQ. FT.				473,853 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.79	12.93	7.46	18.55
RETAIL AREA	2	14.60	15.21						
OTHER AREA									
TOTAL RENT	6	12.96	13.10	7.69	19.11				
MISCELLANEOUS	3	3.28	.14						
TOTAL INCOME	6	14.47	15.84	7.77	21.34				
EXPENSE									
CLEANING	7	.99	.81	.74	1.36	.99	.81	.74	1.36
REPAIR-MAINT	7	1.04	.58	.55	1.00	1.07	.56	.55	1.32
UTILITIES	7	2.20	1.91	1.65	3.11	2.20	1.91	1.65	3.11
RDS/GRNDS/SEC	6	.68	.36	.13	1.28	.68	.36	.13	1.28
ADMINISTRATIVE	7	2.50	.81	.41	1.82	2.50	.81	.41	1.82
TOTAL OPER EXP	7	7.31	4.80	4.22	9.44	7.56	5.11	4.22	9.44
FIXED EXPENSES	7	3.07	1.73	1.34	2.67	3.07	1.73	1.34	2.67
TOTAL OPER+FIX	7	10.38	7.47	5.95	18.66	10.63	7.77	5.95	18.66
LEASING EXP	4	.43	.41	.18	.66				
TOTAL PAYROLL	6	1.50	.67	.30	4.23				
TOTAL CONTRACT	7	2.16	1.64	1.45	2.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3387	6
AVG SQFT/RETAIL TENANT	6793	3
AVG SQFT/OFFICE WORKER	204	6
AVG % OFFICE OCCUPANCY	84.2	7
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	16.32	6
RENTABLE/GROSS SQFT	.90	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.81	7
PAYROLL	.03	2
CONTRACT	.72	7
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.07	7
REPR/MAINT TOTAL	.58	7
PAYROLL	.25	4
ELEVATOR	.06	7
HVAC	.18	7
ELECTRICAL	.03	6
STRUCT/ROOF	.02	3
PLUMBING	.02	5
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.19	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.02	6
ELECTRICAL	1.96	6
GAS	.02	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.36	6
RDS/GNDS TOTAL	.32	6
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.23	6
RDS/GNDS OTHER	.08	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.18	4
SEC PAYROLL	.03	2
SEC CONTRACTS	.18	4
SEC OTHER	.01	2
ADMIN TOTAL	.81	7
PAYROLL	.38	6
MGMT FEES	.70	5
LEGAL FEES	.04	4
AUDIT FEES	.10	1
GEN OFC EXP	.03	5
OTHER ADM EXP	.08	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.73	7
REAL ESTATE TAX	1.49	7
BUILDING INS	.24	5
PERS PROP TAX	.00	3
OTHER TAX	5.52	2
LEASING EXPENSES	.41	4
ADV/PROMOTION	.03	4
COMM/FEES	.34	3
TENANT ALTS	.29	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.67	6
CLEANING	.03	2
REPAIR/MAINT	.25	4
RDS/GROUNDS	.03	2
SECURITY	.03	2
ADMINISTRATIVE	.38	6
TOTAL CONTRACTS	1.64	7
CLEANING	.72	7
REPAIR/MAINT	.42	4
RDS/GROUNDS	.23	6
SECURITY	.31	5
ADMINISTRATIVE	.56	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,384,878 SQ. FT.				1,344,878 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.45	16.46	9.44	20.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	15.90	17.48	9.48	20.89				
MISCELLANEOUS	2	.03	.03						
TOTAL INCOME	5	15.91	17.54	9.48	20.89				
EXPENSE									
CLEANING	8	1.23	1.11	.73	1.64	1.27	1.11	.77	1.64
REPAIR-MAINT	8	.91	.89	.75	1.19	.94	.89	.75	1.19
UTILITIES	8	2.73	1.79	1.47	2.62	2.81	1.86	1.61	2.62
RDS/GRNDS/SEC	7	.65	.44	.28	1.35	.65	.44	.28	1.35
ADMINISTRATIVE	8	.73	.69	.21	1.48	.73	.69	.21	1.48
TOTAL OPER EXP	8	6.17	4.98	4.14	8.32	6.36	4.98	4.14	8.32
FIXED EXPENSES	8	1.87	1.79	1.43	2.04	1.87	1.79	1.43	2.04
TOTAL OPER+FIX	8	8.04	6.80	5.57	10.33	8.23	6.80	5.57	10.33
LEASING EXP	4	.10	.07	.03	.19				
TOTAL PAYROLL	7	1.04	1.18	.61	1.63				
TOTAL CONTRACT	7	2.12	2.61	1.14	2.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19668	7
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	234	6
AVG % OFFICE OCCUPANCY	96.3	7
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.35	4
RENTABLE/GROSS SQFT	.91	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.90	7
PAYROLL	.41	2
CONTRACT	.83	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	.93	7
PAYROLL	.40	5
ELEVATOR	.06	7
HVAC	.14	6
ELECTRICAL	.06	6
STRUCT/ROOF	.06	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.08	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.76	7
ELECTRICAL	1.53	7
GAS	.12	4
FUEL OIL		
PURCH STEAM	.20	1
PURCH CH WTR	.20	1
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.44	7
RDS/GNDS TOTAL	.14	7
RDS/GNDS PAYRL	.10	2
RDS/GNDS CONTR	.09	5
RDS/GNDS OTHER	.03	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.41	7
SEC PAYROLL	.26	2
SEC CONTRACTS	.43	5
SEC OTHER	.02	5
ADMIN TOTAL	.38	7
PAYROLL	.37	6
MGMT FEES	.50	3
LEGAL FEES	.02	3
AUDIT FEES	.02	1
GEN OFC EXP	.10	4
OTHER ADM EXP	.02	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.78	7
REAL ESTATE TAX	1.49	7
BUILDING INS	.15	6
PERS PROP TAX	.00	2
OTHER TAX		
LEASING EXPENSES	.07	4
ADV/PROMOTION	.00	2
COMM/FEES	.06	1
TENANT ALTS	.04	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.10	6
CLEANING	.41	2
REPAIR/MAINT	.40	5
RDS/GROUNDS	.10	2
SECURITY	.26	2
ADMINISTRATIVE	.37	6
TOTAL CONTRACTS	2.62	6
CLEANING	.83	6
REPAIR/MAINT	.31	6
RDS/GROUNDS	.09	5
SECURITY	.43	5
ADMINISTRATIVE	.60	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Medical Buildings

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	24 BLDS	2,546,006 SQ. FT.				2,312,079 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					14.77	13.63	11.79	15.63
RETAIL AREA	14	18.97	20.99	12.87	25.13				
OTHER AREA	4	14.22	19.38	6.61	162.39				
TOTAL RENT	23	15.24	14.37	12.16	16.44				
MISCELLANEOUS	10	.35	.12	.02	.47				
TOTAL INCOME	23	15.39	14.72	12.16	16.45				
EXPENSE									
CLEANING	24	1.48	1.16	.76	1.51	1.60	1.22	.76	1.59
REPAIR-MAINT	24	1.50	.99	.73	1.40	1.63	1.02	.73	1.60
UTILITIES	24	1.64	1.57	1.18	1.87	1.74	1.59	1.18	1.94
RDS/GRNDS/SEC	22	.33	.24	.19	.42	.33	.24	.19	.42
ADMINISTRATIVE	24	1.22	.87	.67	1.24	1.22	.87	.67	1.24
TOTAL OPER EXP	24	6.16	5.27	4.05	6.42	6.66	5.44	4.05	6.72
FIXED EXPENSES	23	1.33	1.01	.59	1.39	1.33	1.01	.59	1.39
TOTAL OPER+FIX	24	7.44	6.38	5.10	7.88	8.12	6.70	5.27	8.63
LEASING EXP	18	1.03	.95	.25	1.84				
TOTAL PAYROLL	20	1.41	.69	.34	1.87				
TOTAL CONTRACT	24	2.61	1.62	1.29	2.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1730	20
AVG SQFT/RETAIL TENANT	2015	14
AVG SQFT/OFFICE WORKER	129	20
AVG % OFFICE OCCUPANCY	89.6	22
AVG % RETAIL OCCUPANCY	97.0	14
AVG $ RATE YR-END RENT	16.71	24
RENTABLE/GROSS SQFT	.90	20

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.13	23
PAYROLL	.91	4
CONTRACT	.92	23
SUP/MAT/MISC	.07	19
TRASH REMOVAL	.07	22
REPR/MAINT TOTAL	.99	23
PAYROLL	.40	15
ELEVATOR	.17	22
HVAC	.12	22
ELECTRICAL	.04	16
STRUCT/ROOF	.02	7
PLUMBING	.01	17
FIRE/LIFE SFTY	.03	13
OTHER MAINT/SUP	.17	23

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.59	22
ELECTRICAL	1.12	22
GAS	.18	13
FUEL OIL		
PURCH STEAM	.56	7
PURCH CH WTR	.12	3
COAL		
WATER/SEWER	.12	21
RDS/GNDS/SEC TOTAL	.23	21
RDS/GNDS TOTAL	.08	12
RDS/GNDS PAYRL	.21	1
RDS/GNDS CONTR	.07	11
RDS/GNDS OTHER	.04	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	18
SEC PAYROLL	.40	4
SEC CONTRACTS	.19	14
SEC OTHER	.01	5
ADMIN TOTAL	.87	23
PAYROLL	.64	9
MGMT FEES	.60	20
LEGAL FEES	.03	16
AUDIT FEES	.04	11
GEN OFC EXP	.06	20
OTHER ADM EXP	.05	15

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.93	22
REAL ESTATE TAX	.95	17
BUILDING INS	.20	20
PERS PROP TAX	.02	2
OTHER TAX	.02	7
LEASING EXPENSES	.56	16
ADV/PROMOTION	.02	13
COMM/FEES	.12	10
TENANT ALTS	1.15	10
BUY-OUTS	.09	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.65	19
CLEANING	.91	4
REPAIR/MAINT	.40	15
RDS/GROUNDS	.21	1
SECURITY	.40	4
ADMINISTRATIVE	.64	9
TOTAL CONTRACTS	1.57	23
CLEANING	.92	23
REPAIR/MAINT	.30	20
RDS/GROUNDS	.07	11
SECURITY	.19	14
ADMINISTRATIVE	.59	17

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	164,872 SQ. FT.				164,872 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					13.84	14.15	8.52	16.22
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	13.84	14.15	8.52	16.22				
MISCELLANEOUS	2	.05	.04						
TOTAL INCOME	6	13.86	14.15	8.52	16.25				
EXPENSE									
CLEANING	7	1.33	.77	.71	1.47	1.33	.77	.71	1.47
REPAIR-MAINT	7	.78	.80	.45	.99	.78	.80	.45	.99
UTILITIES	7	1.41	1.57	1.09	1.65	1.41	1.57	1.09	1.65
RDS/GRNDS/SEC	5	.29	.21	.13	.46	.29	.21	.13	.46
ADMINISTRATIVE	7	.80	.80	.62	.93	.80	.80	.62	.93
TOTAL OPER EXP	7	4.51	4.31	3.68	5.27	4.51	4.31	3.68	5.27
FIXED EXPENSES	7	.92	.92	.12	1.21	.92	.92	.12	1.21
TOTAL OPER+FIX	7	5.43	5.48	3.78	6.96	5.43	5.48	3.78	6.96
LEASING EXP	3	1.25	.95						
TOTAL PAYROLL	5	.35	.25	.09	.54				
TOTAL CONTRACT	7	2.29	2.16	1.49	3.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1626	5
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	357	5
AVG % OFFICE OCCUPANCY	90.4	6
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	13.59	7
RENTABLE/GROSS SQFT	.80	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.77	7
PAYROLL	.08	1
CONTRACT	.74	7
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.07	7
REPR/MAINT TOTAL	.80	7
PAYROLL	.34	4
ELEVATOR	.10	7
HVAC	.22	6
ELECTRICAL	.02	3
STRUCT/ROOF	.15	1
PLUMBING	.03	4
FIRE/LIFE SFTY	.03	1
OTHER MAINT/SUP	.17	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.58	6
ELECTRICAL	1.36	6
GAS	.20	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	.21	5
RDS/GNDS TOTAL	.21	5
RDS/GNDS PAYRL	.21	1
RDS/GNDS CONTR	.28	4
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.02	2
SEC PAYROLL		
SEC CONTRACTS	.00	1
SEC OTHER	.03	1
ADMIN TOTAL	.80	7
PAYROLL		
MGMT FEES	.56	7
LEGAL FEES	.05	4
AUDIT FEES	.07	3
GEN OFC EXP	.04	5
OTHER ADM EXP	.20	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.92	7
REAL ESTATE TAX	1.06	5
BUILDING INS	.14	7
PERS PROP TAX		
OTHER TAX	.00	2
LEASING EXPENSES	.76	2
ADV/PROMOTION	.09	1
COMM/FEES	.13	1
TENANT ALTS	.64	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.25	5
CLEANING	.06	1
REPAIR/MAINT	.34	4
RDS/GROUNDS	.21	1
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.16	7
CLEANING	.74	7
REPAIR/MAINT	.34	6
RDS/GROUNDS	.26	4
SECURITY	.00	1
ADMINISTRATIVE	.60	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Medical Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	320,957 SQ. FT.				297,790 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.48	11.79	11.52	13.25
RETAIL AREA	3	11.71	20.85						
OTHER AREA	1	29.04	29.04						
TOTAL RENT	4	12.52	12.16	11.59	13.54				
MISCELLANEOUS	1	.01	.01						
TOTAL INCOME	4	12.52	12.16	11.60	13.54				
EXPENSE									
CLEANING	4	.81	.83	.46	1.23	.86	.91	.51	1.28
REPAIR-MAINT	4	.97	1.00	.50	1.52	1.04	1.03	.52	1.59
UTILITIES	4	1.05	1.04	.91	1.23	1.12	1.12	1.02	1.25
RDS/GRNDS/SEC	4	.36	.29	.16	.55	.36	.29	.16	.55
ADMINISTRATIVE	4	.94	.95	.62	1.33	.94	.95	.62	1.33
TOTAL OPER EXP	4	4.13	4.11	3.08	5.43	4.43	4.52	3.34	5.73
FIXED EXPENSES	3	.73	.58			.73	.58		
TOTAL OPER+FIX	4	4.68	4.86	3.76	5.79	5.69	5.27	4.02	6.09
LEASING EXP	3	.71	.47						
TOTAL PAYROLL	4	.79	.77	.51	1.16				
TOTAL CONTRACT	4	1.43	1.48	1.21	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2022	4
AVG SQFT/RETAIL TENANT	1680	3
AVG SQFT/OFFICE WORKER	26	3
AVG % OFFICE OCCUPANCY	88.9	4
AVG % RETAIL OCCUPANCY	98.5	3
AVG $ RATE YR-END RENT	16.40	4
RENTABLE/GROSS SQFT	.93	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.83	4
PAYROLL		
CONTRACT	.67	4
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.09	4
REPR/MAINT TOTAL	1.00	4
PAYROLL	.29	3
ELEVATOR	.05	3
HVAC	.12	4
ELECTRICAL	.03	4
STRUCT/ROOF	.01	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.17	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.04	4
ELECTRICAL	.88	4
GAS	.16	3
FUEL OIL		
PURCH STEAM	.18	1
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.29	4
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.07	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	4
SEC PAYROLL	.57	1
SEC CONTRACTS	.19	3
SEC OTHER		
ADMIN TOTAL	.95	4
PAYROLL	.72	2
MGMT FEES	.51	4
LEGAL FEES	.02	4
AUDIT FEES	.05	2
GEN OFC EXP	.13	3
OTHER ADM EXP	.08	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.58	3
REAL ESTATE TAX	.75	2
BUILDING INS	.12	3
PERS PROP TAX	.00	1
OTHER TAX	.02	1
LEASING EXPENSES	.47	3
ADV/PROMOTION	.03	3
COMM/FEES	.12	3
TENANT ALTS	1.75	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.77	4
CLEANING		
REPAIR/MAINT	.29	3
RDS/GROUNDS		
SECURITY	.57	1
ADMINISTRATIVE	.72	2
TOTAL CONTRACTS	1.48	4
CLEANING	.67	4
REPAIR/MAINT	.27	3
RDS/GROUNDS	.03	4
SECURITY	.19	3
ADMINISTRATIVE	.54	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,188,226 SQ. FT.				1,050,429 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					17.03	15.83	13.03	23.32
RETAIL AREA	6	23.91	24.45	19.03	31.04				
OTHER AREA	3	13.35	9.72						
TOTAL RENT	6	17.74	16.46	14.42	22.64				
MISCELLANEOUS	3	.35	.17						
TOTAL INCOME	6	17.92	16.55	14.80	22.65				
EXPENSE									
CLEANING	6	1.95	1.62	1.13	3.10	2.18	1.75	1.24	3.84
REPAIR-MAINT	6	2.10	1.95	.92	2.96	2.36	2.24	1.06	3.23
UTILITIES	6	1.63	1.64	1.29	2.01	1.73	1.71	1.50	2.09
RDS/GRNDS/SEC	6	.33	.32	.23	.49	.33	.32	.23	.49
ADMINISTRATIVE	6	1.59	1.19	.81	2.67	1.59	1.19	.81	2.67
TOTAL OPER EXP	6	7.59	7.18	5.58	9.49	8.44	7.94	6.13	11.13
FIXED EXPENSES	6	1.48	1.27	.91	2.20	1.48	1.27	.91	2.20
TOTAL OPER+FIX	6	9.07	8.60	7.40	10.71	9.92	9.67	7.86	12.04
LEASING EXP	6	1.06	1.09	.17	1.81				
TOTAL PAYROLL	6	2.08	2.28	1.00	2.79				
TOTAL CONTRACT	6	2.43	1.77	.59	5.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1126	4
AVG SQFT/RETAIL TENANT	1677	6
AVG SQFT/OFFICE WORKER	205	5
AVG % OFFICE OCCUPANCY	83.3	5
AVG % RETAIL OCCUPANCY	95.1	6
AVG $ RATE YR-END RENT	22.37	6
RENTABLE/GROSS SQFT	.92	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.88	5
PAYROLL	.98	3
CONTRACT	.22	5
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.10	4
REPR/MAINT TOTAL	1.29	5
PAYROLL	.57	5
ELEVATOR	.36	5
HVAC	.07	5
ELECTRICAL	.06	4
STRUCT/ROOF	.02	3
PLUMBING	.03	5
FIRE/LIFE SFTY	.06	4
OTHER MAINT/SUP	.23	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.70	5
ELECTRICAL	1.01	5
GAS	.16	4
FUEL OIL		
PURCH STEAM	.52	2
PURCH CH WTR	.11	1
COAL		
WATER/SEWER	.16	4
RDS/GNDS/SEC TOTAL	.39	5
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.39	5
SEC PAYROLL	.38	3
SEC CONTRACTS	.24	3
SEC OTHER	.00	2
ADMIN TOTAL	1.14	5
PAYROLL	.60	4
MGMT FEES	.77	4
LEGAL FEES	.04	3
AUDIT FEES	.04	3
GEN OFC EXP	.10	5
OTHER ADM EXP	.14	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.12	5
REAL ESTATE TAX	.91	5
BUILDING INS	.29	5
PERS PROP TAX	.05	1
OTHER TAX	.06	2
LEASING EXPENSES	.46	5
ADV/PROMOTION	.08	3
COMM/FEES	.10	4
TENANT ALTS	1.53	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.35	5
CLEANING	.98	3
REPAIR/MAINT	.57	5
RDS/GROUNDS		
SECURITY	.38	3
ADMINISTRATIVE	.60	4
TOTAL CONTRACTS	1.23	5
CLEANING	.22	5
REPAIR/MAINT	.34	4
RDS/GROUNDS		
SECURITY	.24	3
ADMINISTRATIVE	.74	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Medical Buildings

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	50 BLDS	2,426,676 SQ. FT.				2,366,430 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	49					13.66	12.23	9.36	16.54
RETAIL AREA	9	13.52	11.11	9.56	18.68				
OTHER AREA	2	14.63	18.56						
TOTAL RENT	50	14.22	12.57	9.57	17.26				
MISCELLANEOUS	31	.26	.14	.03	.49				
TOTAL INCOME	50	14.41	12.65	9.79	17.27				
EXPENSE									
CLEANING	50	.96	.90	.69	1.11	.97	.90	.70	1.11
REPAIR-MAINT	50	.77	.69	.46	.90	.78	.69	.47	.90
UTILITIES	49	1.66	1.65	1.16	2.09	1.68	1.65	1.18	2.09
RDS/GRNDS/SEC	49	.44	.29	.23	.61	.44	.29	.23	.61
ADMINISTRATIVE	48	.91	.79	.64	1.01	.91	.79	.64	1.01
TOTAL OPER EXP	50	4.67	4.41	3.43	5.42	4.74	4.42	3.43	5.43
FIXED EXPENSES	50	1.42	1.28	.84	1.70	1.42	1.28	.84	1.70
TOTAL OPER+FIX	50	6.09	6.06	4.29	7.04	6.17	6.06	4.29	7.05
LEASING EXP	44	.75	.25	.09	.79				
TOTAL PAYROLL	39	.79	.61	.18	.98				
TOTAL CONTRACT	50	1.99	1.86	1.39	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1792	46
AVG SQFT/RETAIL TENANT	1606	10
AVG SQFT/OFFICE WORKER	101	31
AVG % OFFICE OCCUPANCY	89.6	49
AVG % RETAIL OCCUPANCY	90.4	10
AVG $ RATE YR-END RENT	15.32	48
RENTABLE/GROSS SQFT	.91	45

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.90	50
PAYROLL	.27	7
CONTRACT	.76	46
SUP/MAT/MISC	.06	33
TRASH REMOVAL	.06	42
REPR/MAINT TOTAL	.67	47
PAYROLL	.27	32
ELEVATOR	.09	32
HVAC	.17	44
ELECTRICAL	.04	35
STRUCT/ROOF	.02	15
PLUMBING	.01	31
FIRE/LIFE SFTY	.02	12
OTHER MAINT/SUP	.11	43

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.65	49
ELECTRICAL	1.34	48
GAS	.20	26
FUEL OIL		
PURCH STEAM	.14	4
PURCH CH WTR	.15	1
COAL		
WATER/SEWER	.10	47
RDS/GNDS/SEC TOTAL	.29	49
RDS/GNDS TOTAL	.17	40
RDS/GNDS PAYRL	.06	5
RDS/GNDS CONTR	.15	38
RDS/GNDS OTHER	.03	18

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.17	42
SEC PAYROLL	.27	7
SEC CONTRACTS	.13	36
SEC OTHER	.03	13
ADMIN TOTAL	.79	48
PAYROLL	.48	13
MGMT FEES	.55	42
LEGAL FEES	.03	21
AUDIT FEES	.09	21
GEN OFC EXP	.08	31
OTHER ADM EXP	.05	23

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.28	50
REAL ESTATE TAX	1.05	50
BUILDING INS	.18	47
PERS PROP TAX	.00	5
OTHER TAX	.02	11
LEASING EXPENSES	.25	43
ADV/PROMOTION	.02	26
COMM/FEES	.13	26
TENANT ALTS	.29	24
BUY-OUTS	.84	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.60	38
CLEANING	.51	6
REPAIR/MAINT	.27	32
RDS/GROUNDS	.07	5
SECURITY	.27	7
ADMINISTRATIVE	.48	18
TOTAL CONTRACTS	1.86	50
CLEANING	.76	46
REPAIR/MAINT	.31	33
RDS/GROUNDS	.15	38
SECURITY	.15	38
ADMINISTRATIVE	.67	41

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	22 BLDS	584,170 SQ. FT.				580,873 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					12.49	12.33	8.96	15.38
RETAIL AREA	1	8.97	8.97						
OTHER AREA									
TOTAL RENT	22	12.52	12.33	8.98	15.38				
MISCELLANEOUS	12	.43	.23	.06	.86				
TOTAL INCOME	22	12.79	12.33	9.24	15.73				
EXPENSE									
CLEANING	22	.93	.91	.41	1.16	.94	.91	.41	1.16
REPAIR-MAINT	22	.82	.54	.37	1.01	.83	.55	.37	1.01
UTILITIES	21	1.60	1.61	1.02	2.07	1.61	1.61	1.03	2.07
RDS/GRNDS/SEC	22	.38	.25	.20	.42	.38	.25	.20	.42
ADMINISTRATIVE	22	.95	.73	.56	1.10	.95	.73	.56	1.10
TOTAL OPER EXP	22	4.65	4.09	2.87	5.61	4.67	4.26	2.87	5.61
FIXED EXPENSES	22	1.47	1.25	.87	1.89	1.47	1.25	.87	1.89
TOTAL OPER+FIX	22	6.12	6.07	3.92	7.28	6.14	6.07	3.92	7.30
LEASING EXP	20	.41	.22	.04	.57				
TOTAL PAYROLL	17	.58	.19	.11	.94				
TOTAL CONTRACT	22	2.01	1.88	1.33	2.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1602	20
AVG SQFT/RETAIL TENANT	19	2
AVG SQFT/OFFICE WORKER	307	11
AVG % OFFICE OCCUPANCY	89.6	21
AVG % RETAIL OCCUPANCY	80.5	2
AVG $ RATE YR-END RENT	14.32	21
RENTABLE/GROSS SQFT	.89	20

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.91	22
PAYROLL		
CONTRACT	.77	20
SUP/MAT/MISC	.07	17
TRASH REMOVAL	.07	19
REPR/MAINT TOTAL	.54	22
PAYROLL	.18	17
ELEVATOR	.09	13
HVAC	.16	21
ELECTRICAL	.06	14
STRUCT/ROOF	.02	7
PLUMBING	.02	13
FIRE/LIFE SFTY	.07	5
OTHER MAINT/SUP	.10	21

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.61	21
ELECTRICAL	1.27	20
GAS	.18	9
FUEL OIL		
PURCH STEAM	.15	1
PURCH CH WTR	.15	1
COAL		
WATER/SEWER	.13	20
RDS/GNDS/SEC TOTAL	.25	22
RDS/GNDS TOTAL	.21	20
RDS/GNDS PAYRL	.04	1
RDS/GNDS CONTR	.20	19
RDS/GNDS OTHER	.06	8

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.11	16
SEC PAYROLL	.03	1
SEC CONTRACTS	.12	15
SEC OTHER	.01	3
ADMIN TOTAL	.73	22
PAYROLL	.71	5
MGMT FEES	.63	21
LEGAL FEES	.04	9
AUDIT FEES	.11	8
GEN OFC EXP	.09	14
OTHER ADM EXP	.05	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.25	22
REAL ESTATE TAX	1.06	22
BUILDING INS	.15	20
PERS PROP TAX	.00	2
OTHER TAX	.01	3
LEASING EXPENSES	.22	20
ADV/PROMOTION	.02	9
COMM/FEES	.14	12
TENANT ALTS	.51	8
BUY-OUTS	.84	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.19	17
CLEANING		
REPAIR/MAINT	.18	17
RDS/GROUNDS	.04	1
SECURITY	.03	1
ADMINISTRATIVE	.71	5
TOTAL CONTRACTS	1.88	22
CLEANING	.77	20
REPAIR/MAINT	.29	15
RDS/GROUNDS	.20	19
SECURITY	.12	16
ADMINISTRATIVE	.59	19

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Medical Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,042,717 SQ. FT.				1,034,693 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					12.99	12.04	9.50	17.22
RETAIL AREA	2	21.34	17.59						
OTHER AREA	1	33.81	33.81						
TOTAL RENT	16	14.00	14.74	10.73	17.61				
MISCELLANEOUS	13	.16	.06	.03	.31				
TOTAL INCOME	16	14.14	14.76	11.01	17.69				
EXPENSE									
CLEANING	16	1.05	.91	.78	1.18	1.06	.91	.78	1.18
REPAIR-MAINT	16	.77	.77	.67	.89	.77	.78	.67	.89
UTILITIES	16	1.87	1.76	1.42	2.13	1.88	1.76	1.42	2.13
RDS/GRNDS/SEC	15	.45	.28	.23	.58	.45	.28	.23	.58
ADMINISTRATIVE	14	.88	.82	.72	1.02	.88	.82	.72	1.02
TOTAL OPER EXP	16	4.89	4.58	4.06	5.47	4.91	4.58	4.09	5.47
FIXED EXPENSES	16	1.25	1.41	.83	1.59	1.25	1.41	.83	1.59
TOTAL OPER+FIX	16	6.14	6.02	5.20	6.81	6.17	6.05	5.20	6.81
LEASING EXP	13	.82	.33	.07	1.11				
TOTAL PAYROLL	15	.85	.77	.30	1.12				
TOTAL CONTRACT	16	1.95	1.84	1.44	2.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1678	16
AVG SQFT/RETAIL TENANT	820	2
AVG SQFT/OFFICE WORKER	71	14
AVG % OFFICE OCCUPANCY	90.1	16
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.78	15
RENTABLE/GROSS SQFT	.87	13

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.91**	**16**
PAYROLL	.51	6
CONTRACT	.72	16
SUP/MAT/MISC	.06	14
TRASH REMOVAL	.05	13
REPR/MAINT TOTAL	**.79**	**15**
PAYROLL	.30	11
ELEVATOR	.10	14
HVAC	.18	15
ELECTRICAL	.03	12
STRUCT/ROOF	.01	4
PLUMBING	.02	11
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.10	14

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.76**	**16**
ELECTRICAL	1.38	16
GAS	.21	10
FUEL OIL		
PURCH STEAM	.13	3
PURCH CH WTR		
COAL		
WATER/SEWER	.09	15
RDS/GNDS/SEC TOTAL	**.28**	**15**
RDS/GNDS TOTAL	.13	14
RDS/GNDS PAYRL	.06	4
RDS/GNDS CONTR	.07	13
RDS/GNDS OTHER	.01	9

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	14
SEC PAYROLL	.27	5
SEC CONTRACTS	.09	11
SEC OTHER	.01	3
ADMIN TOTAL	**.82**	**14**
PAYROLL	.42	8
MGMT FEES	.48	12
LEGAL FEES	.02	7
AUDIT FEES	.09	5
GEN OFC EXP	.04	11
OTHER ADM EXP	.02	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.41**	**16**
REAL ESTATE TAX	.99	16
BUILDING INS	.24	16
PERS PROP TAX	.01	3
OTHER TAX	.08	2
LEASING EXPENSES	**.39**	**12**
ADV/PROMOTION	.01	9
COMM/FEES	.10	7
TENANT ALTS	.19	10
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.84**	**14**
CLEANING	.76	7
REPAIR/MAINT	.30	11
RDS/GROUNDS	.07	4
SECURITY	.27	5
ADMINISTRATIVE	.42	8
TOTAL CONTRACTS	**1.84**	**16**
CLEANING	.72	16
REPAIR/MAINT	.35	13
RDS/GROUNDS	.07	13
SECURITY	.15	11
ADMINISTRATIVE	.62	13

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	695,653 SQ. FT.				647,228 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVC	MEDIAN	LOW	HIGH
OFFICE AREA	5					16.66	18.39	12.00	19.87
RETAIL AREA	4	13.26	13.78	10.41	18.68				
OTHER AREA	1	3.30	3.30						
TOTAL RENT	5	16.93	17.28	12.04	20.95				
MISCELLANEOUS	3	.31	.27						
TOTAL INCOME	5	17.12	17.28	12.18	21.24				
EXPENSE									
CLEANING	5	.96	.96	.77	1.08	.99	.96	.80	1.13
REPAIR-MAINT	5	.82	.72	.53	1.03	.84	.73	.54	1.06
UTILITIES	5	1.42	1.58	1.11	1.73	1.47	1.57	1.16	1.79
RDS/GRNDS/SEC	5	.49	.63	.30	.71	.49	.63	.30	.71
ADMINISTRATIVE	5	1.00	.84	.72	1.33	1.00	.84	.72	1.33
TOTAL OPER EXP	5	4.68	4.62	4.22	5.14	4.90	4.78	4.53	5.26
FIXED EXPENSES	5	1.74	1.56	1.06	2.24	1.74	1.56	1.06	2.24
TOTAL OPER+FIX	5	6.42	6.07	5.42	7.31	6.64	6.07	5.73	7.50
LEASING EXP	4	1.07	.84	.30	1.66				
TOTAL PAYROLL	5	.87	.74	.47	1.11				
TOTAL CONTRACT	5	2.21	2.29	1.81	2.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2143	5
AVG SQFT/RETAIL TENANT	1913	4
AVG SQFT/OFFICE WORKER	173	4
AVG % OFFICE OCCUPANCY	90.1	5
AVG % RETAIL OCCUPANCY	90.0	4
AVG $ RATE YR-END RENT	17.40	5
RENTABLE/GROSS SQFT	.96	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.96**	**5**
PAYROLL	.05	1
CONTRACT	.85	5
SUP/MAT/MISC	.02	2
TRASH REMOVAL	.07	5
REPR/MAINT TOTAL	**.72**	**5**
PAYROLL	.35	4
ELEVATOR	.10	5
HVAC	.15	5
ELECTRICAL	.04	4
STRUCT/ROOF	.00	1
PLUMBING	.01	4
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SUP	.17	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.58**	**5**
ELECTRICAL	1.34	5
GAS	.16	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	5
RDS/GNDS/SEC TOTAL	**.63**	**5**
RDS/GNDS TOTAL	.10	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	4
RDS/GNDS OTHER	.02	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.47	5
SEC PAYROLL	.29	1
SEC CONTRACTS	.47	3
SEC OTHER	.37	2
ADMIN TOTAL	**.84**	**5**
PAYROLL	.55	3
MGMT FEES	.69	4
LEGAL FEES	.02	2
AUDIT FEES	.06	3
GEN OFC EXP	.11	4
OTHER ADM EXP	.06	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.56**	**5**
REAL ESTATE TAX	1.33	5
BUILDING INS	.20	4
PERS PROP TAX		
OTHER TAX	.01	1
LEASING EXPENSES	**.84**	**4**
ADV/PROMOTION	.06	3
COMM/FEES	.16	2
TENANT ALTS	.63	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.58**	**5**
CLEANING	.05	1
REPAIR/MAINT	.35	4
RDS/GROUNDS		
SECURITY	.29	1
ADMINISTRATIVE	.86	3
TOTAL CONTRACTS	**2.29**	**5**
CLEANING	.85	5
REPAIR/MAINT	.29	3
RDS/GROUNDS	.10	4
SECURITY	.52	4
ADMINISTRATIVE	.73	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Single Purpose Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	97 BLDS	25,382,963 SQ. FT.				24,186,299 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	40					11.08	9.71	4.60	15.92
RETAIL AREA	12	7.94	8.42	5.37	17.44				
OTHER AREA	5	7.21	6.33	2.00	71.64				
TOTAL RENT	45	8.87	9.77	4.08	16.24				
MISCELLANEOUS	23	2.11	.06	.01	.84				
TOTAL INCOME	50	9.75	9.77	4.25	16.33				
EXPENSE									
CLEANING	97	1.37	.97	.70	1.46	1.43	.98	.73	1.52
REPAIR-MAINT	97	2.03	1.41	.89	2.08	2.12	1.47	.98	2.09
UTILITIES	96	2.04	1.70	1.30	2.28	2.11	1.75	1.30	2.54
RDS/GRNDS/SEC	81	.77	.54	.32	.97	.77	.54	.32	.97
ADMINISTRATIVE	88	.54	.43	.27	.80	.54	.43	.27	.80
TOTAL OPER EXP	97	6.68	5.37	4.23	7.24	6.98	5.72	4.37	7.42
FIXED EXPENSES	88	2.44	1.77	1.03	2.78	2.44	1.77	1.03	2.78
TOTAL OPER+FIX	97	8.83	7.09	5.44	9.88	9.51	7.22	5.54	9.88
LEASING EXP	28	.20	.06	.02	.51				
TOTAL PAYROLL	81	2.12	1.24	.64	2.77				
TOTAL CONTRACT	91	1.72	1.47	.80	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	54854	67
AVG SQFT/RETAIL TENANT	3121	13
AVG SQFT/OFFICE WORKER	274	88
AVG % OFFICE OCCUPANCY	94.1	92
AVG % RETAIL OCCUPANCY	94.0	18
AVG $ RATE YR-END RENT	15.31	38
RENTABLE/GROSS SQFT	.89	81

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.97	92
PAYROLL	.69	45
CONTRACT	.66	85
SUP/MAT/MISC	.08	76
TRASH REMOVAL	.04	73
REPR/MAINT TOTAL	1.39	91
PAYROLL	.67	70
ELEVATOR	.17	83
HVAC	.16	81
ELECTRICAL	.06	78
STRUCT/ROOF	.07	49
PLUMBING	.02	69
FIRE/LIFE SFTY	.02	49
OTHER MAINT/SUP	.26	84

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.70	92
ELECTRICAL	1.48	87
GAS	.15	56
FUEL OIL	.04	14
PURCH STEAM	.45	19
PURCH CH WTR	.99	4
COAL	.10	1
WATER/SEWER	.07	83
RDS/GNDS/SEC TOTAL	.54	86
RDS/GNDS TOTAL	.08	66
RDS/GNDS PAYRL	.07	24
RDS/GNDS CONTR	.06	53
RDS/GNDS OTHER	.04	41

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.54	79
SEC PAYROLL	.36	36
SEC CONTRACTS	.37	67
SEC OTHER	.02	45
ADMIN TOTAL	.43	82
PAYROLL	.24	58
MGMT FEES	.23	36
LEGAL FEES	.02	14
AUDIT FEES	.03	10
GEN OFC EXP	.03	62
OTHER ADM EXP	.02	54

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.76	85
REAL ESTATE TAX	1.54	86
BUILDING INS	.18	74
PERS PROP TAX	.25	15
OTHER TAX	.09	14
LEASING EXPENSES	.06	28
ADV/PROMOTION	.01	12
COMM/FEES	.04	9
TENANT ALTS	.29	16
BUY-OUTS	.58	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.24	81
CLEANING	.65	46
REPAIR/MAINT	.67	72
RDS/GROUNDS	.07	24
SECURITY	.36	36
ADMINISTRATIVE	.25	63
TOTAL CONTRACTS	1.47	91
CLEANING	.66	86
REPAIR/MAINT	.49	68
RDS/GROUNDS	.06	52
SECURITY	.38	67
ADMINISTRATIVE	.23	37

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	266,025 SQ. FT.				256,610 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					8.13	6.53	5.01	14.54
RETAIL AREA	1	2.67	2.67						
OTHER AREA									
TOTAL RENT	6	8.65	8.26	5.01	13.08				
MISCELLANEOUS	1	.01	.01						
TOTAL INCOME	6	8.66	8.26	5.01	13.08				
EXPENSE									
CLEANING	9	.76	.62	.47	1.07	.79	.66	.51	1.24
REPAIR-MAINT	9	1.47	.88	.43	1.68	1.53	.93	.51	1.68
UTILITIES	9	1.16	1.24	.59	1.74	1.20	1.24	.64	1.74
RDS/GRNDS/SEC	7	.16	.09	.02	.27	.16	.09	.02	.27
ADMINISTRATIVE	5	.54	.46	.38	.79	.54	.46	.38	.79
TOTAL OPER EXP	9	3.93	3.72	2.28	4.72	4.08	3.72	2.28	5.30
FIXED EXPENSES	9	1.54	1.10	.52	2.11	1.54	1.10	.52	2.11
TOTAL OPER+FIX	9	5.47	4.85	3.38	6.35	5.61	5.63	3.74	6.46
LEASING EXP	2	.45	.64						
TOTAL PAYROLL	4	1.27	1.29	.61	1.98				
TOTAL CONTRACT	9	1.26	1.00	.43	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2931	8
AVG SQFT/RETAIL TENANT	3378	1
AVG SQFT/OFFICE WORKER	241	8
AVG % OFFICE OCCUPANCY	95.9	9
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	12.85	6
RENTABLE/GROSS SQFT	.91	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	9
PAYROLL		
CONTRACT	.67	8
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	.88	9
PAYROLL	.62	3
ELEVATOR	.19	6
HVAC	.23	6
ELECTRICAL	.07	5
STRUCT/ROOF	.39	4
PLUMBING	.10	5
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.28	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.44	7
ELECTRICAL	1.21	6
GAS	.12	5
FUEL OIL	.31	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	6
RDS/GNDS/SEC TOTAL	.09	7
RDS/GNDS TOTAL	.13	4
RDS/GNDS PAYRL	.11	1
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER	.03	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	6
SEC PAYROLL	.01	1
SEC CONTRACTS	.06	4
SEC OTHER	.02	3
ADMIN TOTAL	.46	5
PAYROLL	.16	3
MGMT FEES	.30	4
LEGAL FEES	.03	1
AUDIT FEES		
GEN OFC EXP	.12	2
OTHER ADM EXP	.02	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.10	9
REAL ESTATE TAX	.76	9
BUILDING INS	.29	7
PERS PROP TAX		
OTHER TAX	.00	1
LEASING EXPENSES	.64	2
ADV/PROMOTION	.05	1
COMM/FEES		
TENANT ALTS	.64	1
BUY-OUTS	.58	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.29	4
CLEANING	.54	1
REPAIR/MAINT	.75	4
RDS/GROUNDS	.11	1
SECURITY	.01	1
ADMINISTRATIVE	.34	4
TOTAL CONTRACTS	1.00	9
CLEANING	.67	8
REPAIR/MAINT	.51	4
RDS/GROUNDS	.11	3
SECURITY	.06	4
ADMINISTRATIVE	.25	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Single Purpose Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	776,541 SQ. FT.				776,541 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					9.06	7.02	4.44	14.30
RETAIL AREA									
OTHER AREA									
TOTAL PENT	7	9.07	7.09	4.44	14.30				
MISCELLANEOUS	4	.84	.03	.00	1.91				
TOTAL INCOME	7	9.53	9.25	4.44	14.30				
EXPENSE									
CLEANING	10	.76	.77	.49	.96	.76	.77	.49	.96
REPAIR-MAINT	10	1.30	.67	.47	1.58	1.30	.67	.47	1.58
UTILITIES	9	1.86	1.76	1.34	2.14	1.86	1.76	1.34	2.14
RDS/GRNDS/SEC	8	.60	.55	.32	.66	.60	.55	.32	.66
ADMINISTRATIVE	10	.55	.44	.20	.78	.55	.44	.20	.78
TOTAL OPER EXP	10	4.78	4.33	3.28	5.26	4.78	4.33	3.28	5.26
FIXED EXPENSES	10	1.31	1.25	.62	1.89	1.31	1.25	.62	1.89
TOTAL OPER+FIX	10	6.09	5.90	4.54	6.96	6.09	5.90	4.54	6.96
LEASING EXP	4	.71	.44	.18	1.12				
TOTAL PAYROLL	8	1.37	.94	.48	1.86				
TOTAL CONTRACT	10	1.35	1.01	.74	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8034	8
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	225	10
AVG % OFFICE OCCUPANCY	91.7	10
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.87	6
RENTABLE/GROSS SQFT	.93	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.77**	**10**
PAYROLL	.07	3
CONTRACT	.63	9
SUP/MAT/MISC	.08	7
TRASH REMOVAL	.06	10
REPR/MAINT TOTAL	**.67**	**10**
PAYROLL	.45	7
ELEVATOR	.11	9
HVAC	.14	9
ELECTRICAL	.05	9
STRUCT/ROOF	.07	6
PLUMBING	.03	9
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.11	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.76**	**9**
ELECTRICAL	1.22	9
GAS	.22	5
FUEL OIL		
PURCH STEAM	.30	4
PURCH CH WTR		
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC TOTAL	**.55**	**8**
RDS/GNDS TOTAL	.14	5
RDS/GNDS PAYRL	.07	2
RDS/GNDS CONTR	.25	3
RDS/GNDS OTHER	.08	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.50	6
SEC PAYROLL	.36	3
SEC CONTRACTS	.12	6
SEC OTHER	.02	2
ADMIN TOTAL	**.44**	**10**
PAYROLL	.52	6
MGMT FEES	.23	5
LEGAL FEES	.02	4
AUDIT FEES		
GEN OFC EXP	.05	6
OTHER ADM EXP	.09	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.25**	**10**
REAL ESTATE TAX	.91	10
BUILDING INS	.13	8
PERS PROP TAX	.01	1
OTHER TAX	.06	4
LEASING EXPENSES	**.44**	**4**
ADV/PROMOTION	.07	3
COMM/FEES	.04	3
TENANT ALTS	.34	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.94**	**8**
CLEANING	.07	3
REPAIR/MAINT	.45	7
RDS/GROUNDS	.07	2
SECURITY	.36	3
ADMINISTRATIVE	.51	7
TOTAL CONTRACTS	**1.01**	**10**
CLEANING	.65	10
REPAIR/MAINT	.20	9
RDS/GROUNDS	.25	3
SECURITY	.12	6
ADMINISTRATIVE	.33	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	29 BLDS	5,274,020 SQ. FT.				5,111,958 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					13.79	14.00	6.16	17.04
RETAIL AREA	5	9.04	15.56	5.23	27.49				
OTHER AREA	2	71.99	71.64						
TOTAL RENT	18	13.92	14.00	6.94	17.04				
MISCELLANEOUS	8	.64	.16	.01	.46				
TOTAL INCOME	19	14.00	14.00	7.25	17.12				
EXPENSE									
CLEANING	29	1.13	.99	.74	1.34	1.16	1.02	.80	1.34
REPAIR-MAINT	29	1.58	1.33	1.05	2.08	1.62	1.36	1.08	2.09
UTILITIES	29	1.76	1.63	1.09	2.41	1.76	1.63	1.10	2.41
RDS/GRNDS/SEC	27	.72	.54	.29	1.08	.72	.54	.29	1.08
ADMINISTRATIVE	28	.79	.52	.42	.98	.79	.52	.42	.98
TOTAL OPER EXP	29	5.89	5.45	4.13	7.36	6.02	5.74	4.13	7.36
FIXED EXPENSES	27	2.57	2.07	1.04	3.41	2.57	2.07	1.04	3.41
TOTAL OPER+FIX	29	8.28	6.96	5.51	10.43	8.54	7.10	5.51	10.43
LEASING EXP	8	.02	.02	.01	.02				
TOTAL PAYROLL	26	1.60	.94	.31	2.28				
TOTAL CONTRACT	27	1.76	1.89	1.19	2.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	53511	24
AVG SQFT/RETAIL TENANT	8530	3
AVG SQFT/OFFICE WORKER	275	25
AVG % OFFICE OCCUPANCY	98.8	27
AVG % RETAIL OCCUPANCY	98.3	5
AVG $ RATE YR-END RENT	14.55	15
RENTABLE/GROSS SQFT	.92	25

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.98**	**28**
PAYROLL	.13	13
CONTRACT	.83	23
SUP/MAT/MISC	.05	23
TRASH REMOVAL	.04	23
REPR/MAINT TOTAL	**1.40**	**28**
PAYROLL	.66	21
ELEVATOR	.14	26
HVAC	.17	25
ELECTRICAL	.06	24
STRUCT/ROOF	.09	15
PLUMBING	.02	21
FIRE/LIFE SFTY	.01	14
OTHER MAINT/SUP	.26	26

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.62**	**28**
ELECTRICAL	1.50	25
GAS	.13	15
FUEL OIL	.01	5
PURCH STEAM	.67	5
PURCH CH WTR	1.69	1
COAL	.10	1
WATER/SEWER	.08	22
RDS/GNDS/SEC TOTAL	**.52**	**25**
RDS/GNDS TOTAL	.09	19
RDS/GNDS PAYRL	.04	6
RDS/GNDS CONTR	.09	13
RDS/GNDS OTHER	.03	12

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.60	23
SEC PAYROLL	.18	11
SEC CONTRACTS	.40	20
SEC OTHER	.03	10
ADMIN TOTAL	**.52**	**26**
PAYROLL	.35	20
MGMT FEES	.24	15
LEGAL FEES	.05	7
AUDIT FEES	.03	7
GEN OFC EXP	.03	20
OTHER ADM EXP	.01	17

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**2.07**	**27**
REAL ESTATE TAX	1.53	27
BUILDING INS	.22	26
PERS PROP TAX	.61	4
OTHER TAX	.17	6
LEASING EXPENSES	**.02**	**8**
ADV/PROMOTION	.00	7
COMM/FEES	.01	2
TENANT ALTS	.04	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.94**	**26**
CLEANING	.13	13
REPAIR/MAINT	.66	21
RDS/GROUNDS	.04	6
SECURITY	.18	11
ADMINISTRATIVE	.37	21
TOTAL CONTRACTS	**1.89**	**27**
CLEANING	.83	23
REPAIR/MAINT	.47	24
RDS/GROUNDS	.09	13
SECURITY	.43	20
ADMINISTRATIVE	.28	14

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Single Purpose Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	6,926,916 SQ. FT.				6,567,188 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					1.39	.56		
RETAIL AREA	3	10.20	9.33						
OTHER AREA	2	2.03	2.00						
TOTAL RENT	5	1.25	.50	.35	2.64				
MISCELLANEOUS	3	7.16	.08						
TOTAL INCOME	5	5.33	1.22	.47	10.25				
EXPENSE									
CLEANING	15	1.24	1.03	.73	1.68	1.31	1.16	.77	1.84
REPAIR-MAINT	16	1.92	1.47	1.07	2.57	2.02	1.69	1.14	2.63
UTILITIES	16	1.94	1.64	1.45	2.05	2.01	1.64	1.45	2.48
RDS/GRNDS/SEC	16	.75	.57	.43	1.07	.75	.57	.43	1.07
ADMINISTRATIVE	12	.39	.33	.16	.50	.39	.33	.16	.50
TOTAL OPER EXP	16	6.14	5.46	4.46	7.58	6.43	5.99	4.81	7.63
FIXED EXPENSES	14	1.99	2.03	1.05	2.49	1.99	2.03	1.05	2.49
TOTAL OPER+FIX	16	7.87	7.71	5.62	10.14	8.34	8.37	5.91	10.37
LEASING EXP	4	.20	.08	.02	.34				
TOTAL PAYROLL	14	1.72	1.11	.61	2.78				
TOTAL CONTRACT	16	2.09	1.53	.84	3.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	365073	7
AVG SQFT/RETAIL TENANT	2660	5
AVG SQFT/OFFICE WORKER	272	12
AVG % OFFICE OCCUPANCY	95.1	13
AVG % RETAIL OCCUPANCY	92.8	6
AVG $ RATE YR-END RENT	25.63	4
RENTABLE/GROSS SQFT	.89	16

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.03	16	**UTILITIES TOTAL**	1.64	16	SECURITY TOTAL	.58	15	**FIXED EXP TOTAL**	2.03	14	**TOTAL PAYROLL**	1.11	14
PAYROLL	1.10	6	ELECTRICAL	1.51	15	SEC PAYROLL	.60	6	REAL ESTATE TAX	1.86	14	CLEANING	1.10	6
CONTRACT	.66	16	GAS	.08	8	SEC CONTRACTS	.36	14	BUILDING INS	.11	11	REPAIR/MAINT	.64	12
SUP/MAT/MISC	.06	15	FUEL OIL	.05	5	SEC OTHER	.01	8	PERS PROP TAX	.16	3	RDS/GROUNDS	.11	4
TRASH REMOVAL	.04	13	PURCH STEAM	.39	3	**ADMIN TOTAL**	.33	12	OTHER TAX			SECURITY	.60	6
REPR/MAINT TOTAL	1.21	15	PURCH CH WTR			PAYROLL	.19	9	**LEASING EXPENSES**	.06	4	ADMINISTRATIVE	.19	9
PAYROLL	.69	11	COAL			MGMT FEES	.16	5	ADV/PROMOTION	.00	1	**TOTAL CONTRACTS**	1.53	16
ELEVATOR	.20	15	WATER/SEWER	.07	15	LEGAL FEES	.01	1	COMM/FEES	.02	2	CLEANING	.66	16
HVAC	.17	14	**RDS/GNDS/SEC TOTAL**	.57	16	AUDIT FEES			TENANT ALTS	.33	2	REPAIR/MAINT	.62	12
ELECTRICAL	.08	14	RDS/GNDS TOTAL	.04	14	GEN OFC EXP	.01	8	BUY-OUTS			RDS/GROUNDS	.02	11
STRUCT/ROOF	.03	9	RDS/GNDS PAYRL	.11	4	OTHER ADM EXP	.03	8				SECURITY	.36	14
PLUMBING	.01	14	RDS/GNDS CONTR	.03	12							ADMINISTRATIVE	.17	5
FIRE/LIFE SFTY	.05	9	RDS/GNDS OTHER	.02	7									
OTHER MAINT/SUP	.25	13												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	8,017,338 SQ. FT.				7,379,698 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					5.95	4.93		
RETAIL AREA	3	5.78	6.21						
OTHER AREA	1	6.33	6.33						
TOTAL RENT	5	5.01	.30	.18	13.70				
MISCELLANEOUS	3	.65	.99						
TOTAL INCOME	5	5.36	1.61	.23	14.19				
EXPENSE									
CLEANING	8	1.60	1.31	.68	1.88	1.74	1.37	.91	2.36
REPAIR-MAINT	8	2.19	2.01	1.50	2.98	2.37	2.10	1.60	3.40
UTILITIES	8	2.47	2.51	1.93	3.07	2.67	2.67	1.94	3.53
RDS/GRNDS/SEC	8	.73	.51	.44	1.06	.73	.51	.44	1.06
ADMINISTRATIVE	8	.54	.36	.27	.41	.54	.36	.27	.41
TOTAL OPER EXP	8	7.54	6.96	5.52	10.49	8.15	7.46	5.56	12.56
FIXED EXPENSES	7	3.26	2.80	1.75	5.26	3.26	2.80	1.75	5.26
TOTAL OPER+FIX	8	10.28	10.13	7.20	14.00	11.95	10.62	7.39	16.70
LEASING EXP	1	.29	.29						
TOTAL PAYROLL	6	2.67	2.52	.87	4.77				
TOTAL CONTRACT	6	1.48	1.38	.62	2.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	933913	3
AVG SQFT/RETAIL TENANT	2430	4
AVG SQFT/OFFICE WORKER	296	8
AVG % OFFICE OCCUPANCY	88.3	8
AVG % RETAIL OCCUPANCY	92.8	6
AVG $ RATE YR-END RENT	15.48	5
RENTABLE/GROSS SQFT	.86	5

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.31	6	**UTILITIES TOTAL**	2.51	7	SECURITY TOTAL	.51	6	**FIXED EXP TOTAL**	2.28	6	**TOTAL PAYROLL**	2.52	6
PAYROLL	.78	5	ELECTRICAL	1.94	7	SEC PAYROLL	.50	3	REAL ESTATE TAX	1.89	6	CLEANING	.78	5
CONTRACT	.35	6	GAS	.15	4	SEC CONTRACTS	.39	6	BUILDING INS	.08	3	REPAIR/MAINT	.93	5
SUP/MAT/MISC	.15	6	FUEL OIL	.00	3	SEC OTHER	.03	3	PERS PROP TAX	.70	3	RDS/GROUNDS	.15	1
TRASH REMOVAL	.05	6	PURCH STEAM	.14	3	**ADMIN TOTAL**	.32	6	OTHER TAX	.06	1	SECURITY	.50	3
REPR/MAINT TOTAL	2.01	6	PURCH CH WTR			PAYROLL	.23	6	**LEASING EXPENSES**	.29	1	ADMINISTRATIVE	.23	6
PAYROLL	.93	5	COAL			MGMT FEES	.12	1	ADV/PROMOTION			**TOTAL CONTRACTS**	1.38	6
ELEVATOR	.26	6	WATER/SEWER	.05	7	LEGAL FEES	.01	1	COMM/FEES			CLEANING	.35	6
HVAC	.15	6	**RDS/GNDS/SEC TOTAL**	.51	6	AUDIT FEES			TENANT ALTS	.29	1	REPAIR/MAINT	.62	6
ELECTRICAL	.07	5	RDS/GNDS TOTAL	.05	4	GEN OFC EXP	.07	5	BUY-OUTS			RDS/GROUNDS	.05	4
STRUCT/ROOF	.08	3	RDS/GNDS PAYRL	.15	1	OTHER ADM EXP	.01	5				SECURITY	.39	6
PLUMBING	.04	3	RDS/GNDS CONTR	.05	4							ADMINISTRATIVE	.06	2
FIRE/LIFE SFTY	.02	4	RDS/GNDS OTHER	.09	2									
OTHER MAINT/SUP	.46	6												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Single Purpose Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	147 BLDS	20,112,086 SQ. FT.				19,850,056 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	93					13.09	13.38	8.56	17.04
RETAIL AREA	10	12.25	11.14	4.57	17.32				
OTHER AREA	3	18.36	9.69						
TOTAL RENT	94	13.08	13.61	8.72	17.02				
MISCELLANEOUS	47	.73	.12	.01	1.25				
TOTAL INCOME	95	13.37	14.00	9.18	17.23				
EXPENSE									
CLEANING	147	.92	.76	.66	.99	.94	.78	.67	.99
REPAIR-MAINT	148	1.37	.83	.52	1.34	1.40	.82	.52	1.39
UTILITIES	144	1.78	1.78	1.23	2.30	1.81	1.86	1.26	2.30
RDS/GRNDS/SEC	148	.64	.40	.23	.79	.64	.40	.23	.79
ADMINISTRATIVE	144	.75	.58	.39	.74	.75	.58	.39	.74
TOTAL OPER EXP	148	5.40	4.63	3.28	5.80	5.52	4.68	3.28	5.96
FIXED EXPENSES	141	1.62	1.35	.88	1.90	1.62	1.34	.87	1.90
TOTAL OPER+FIX	148	6.95	5.89	4.84	7.38	7.06	5.89	4.84	7.57
LEASING EXP	43	.37	.23	.09	.41				
TOTAL PAYROLL	130	1.23	.72	.32	1.84				
TOTAL CONTRACT	141	1.82	1.50	1.01	2.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	52508	115
AVG SQFT/RETAIL TENANT	2109	5
AVG SQFT/OFFICE WORKER	281	113
AVG % OFFICE OCCUPANCY	97.1	132
AVG % RETAIL OCCUPANCY	91.6	5
AVG $ RATE YR-END RENT	15.32	71
RENTABLE/GROSS SQFT	.93	120

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.77	135	**UTILITIES TOTAL**	1.86	132	SECURITY TOTAL	.21	123	**FIXED EXP TOTAL**	1.34	129	**TOTAL PAYROLL**	.69	118
PAYROLL	.55	44	ELECTRICAL	1.80	126	SEC PAYROLL	.43	45	REAL ESTATE TAX	1.14	127	CLEANING	.54	48
CONTRACT	.62	127	GAS	.11	69	SEC CONTRACTS	.09	98	BUILDING INS	.14	97	REPAIR/MAINT	.37	106
SUP/MAT/MISC	.06	109	FUEL OIL	.02	15	SEC OTHER	.05	51	PERS PROP TAX	.01	28	RDS/GROUNDS	.16	34
TRASH REMOVAL	.05	126	PURCH STEAM	.20	1	**ADMIN TOTAL**	.57	129	OTHER TAX	.05	23	SECURITY	.40	49
REPR/MAINT TOTAL	.79	135	PURCH CH WTR			PAYROLL	.27	87	**LEASING EXPENSES**	.23	43	ADMINISTRATIVE	.27	87
PAYROLL	.37	106	COAL	.20	2	MGMT FEES	.49	73	ADV/PROMOTION	.06	28	**TOTAL CONTRACTS**	1.50	132
ELEVATOR	.05	118	WATER/SEWER	.07	124	LEGAL FEES	.02	34	COMM/FEES	.27	25	CLEANING	.64	127
HVAC	.14	121	**RDS/GNDS/SEC TOTAL**	.35	135	AUDIT FEES	.03	35	TENANT ALTS	.09	24	REPAIR/MAINT	.31	102
ELECTRICAL	.04	111	RDS/GNDS TOTAL	.22	130	GEN OFC EXP	.02	83	BUY-OUTS			RDS/GROUNDS	.16	109
STRUCT/ROOF	.05	68	RDS/GNDS PAYRL	.16	30	OTHER ADM EXP	.01	59				SECURITY	.10	101
PLUMBING	.01	100	RDS/GNDS CONTR	.14	104							ADMINISTRATIVE	.49	74
FIRE/LIFE SFTY	.02	57	RDS/GNDS OTHER	.06	78									
OTHER MAINT/SUP	.13	132												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	774,480 SQ. FT.				768,203 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					12.51	13.20	7.66	16.13
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	12.58	13.20	7.66	16.13				
MISCELLANEOUS	5	.38	.45	.06	1.14				
TOTAL INCOME	16	12.70	13.20	7.66	16.13				
EXPENSE									
CLEANING	24	.91	.80	.62	.99	.92	.82	.62	.99
REPAIR-MAINT	24	.76	.68	.51	.91	.77	.68	.55	.91
UTILITIES	24	1.81	2.03	1.25	2.31	1.83	2.03	1.25	2.31
RDS/GRNDS/SEC	24	.55	.46	.27	.62	.55	.46	.27	.62
ADMINISTRATIVE	23	.50	.39	.27	.67	.50	.39	.27	.67
TOTAL OPER EXP	24	4.50	4.46	3.29	5.51	4.54	4.46	3.39	5.51
FIXED EXPENSES	23	1.15	.87	.67	1.57	1.15	.87	.67	1.57
TOTAL OPER+FIX	24	5.59	5.25	4.67	6.38	5.65	5.25	4.74	6.38
LEASING EXP	6	.58	.41	.17	1.34				
TOTAL PAYROLL	18	.97	.34	.12	1.88				
TOTAL CONTRACT	19	1.82	1.33	1.02	2.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10398	22
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	85	17
AVG % OFFICE OCCUPANCY	97.6	22
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	14.91	11
RENTABLE/GROSS SQFT	.94	22

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.80	24	**UTILITIES TOTAL**	2.03	24	SECURITY TOTAL	.14	20	**FIXED EXP TOTAL**	.87	23	**TOTAL PAYROLL**	.21	17
PAYROLL	.71	6	ELECTRICAL	1.91	22	SEC PAYROLL	.31	6	REAL ESTATE TAX	.80	22	CLEANING	.71	6
CONTRACT	.64	19	GAS	.17	14	SEC CONTRACTS	.05	13	BUILDING INS	.13	19	REPAIR/MAINT	.31	15
SUP/MAT/MISC	.08	16	FUEL OIL			SEC OTHER	.05	3	PERS PROP TAX	.01	1	RDS/GROUNDS	.16	7
TRASH REMOVAL	.06	22	PURCH STEAM	.20	1	**ADMIN TOTAL**	.39	23	OTHER TAX	.71	1	SECURITY	.31	6
REPR/MAINT TOTAL	.66	23	PURCH CH WTR			PAYROLL	.26	9	**LEASING EXPENSES**	.41	6	ADMINISTRATIVE	.26	9
PAYROLL	.31	15	COAL			MGMT FEES	.52	14	ADV/PROMOTION	.11	1	**TOTAL CONTRACTS**	1.32	21
ELEVATOR	.04	16	WATER/SEWER	.06	23	LEGAL FEES	.03	4	COMM/FEES	.26	4	CLEANING	.64	19
HVAC	.21	17	**RDS/GNDS/SEC TOTAL**	.46	24	AUDIT FEES	.03	6	TENANT ALTS	.57	3	REPAIR/MAINT	.29	12
ELECTRICAL	.04	14	RDS/GNDS TOTAL	.26	24	GEN OFC EXP	.01	5	BUY-OUTS			RDS/GROUNDS	.23	17
STRUCT/ROOF	.04	10	RDS/GNDS PAYRL	.16	7	OTHER ADM EXP	.06	13				SECURITY	.05	13
PLUMBING	.03	13	RDS/GNDS CONTR	.24	16							ADMINISTRATIVE	.55	13
FIRE/LIFE SFTY	.03	8	RDS/GNDS OTHER	.08	17									
OTHER MAINT/SUP	.14	22												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Single Purpose Buildings

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	1,779,269 SQ. FT.				1,757,419 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					11.32	11.32	8.54	15.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	11.59	11.32	8.54	15.50				
MISCELLANEOUS	6	.48	.13	.03	1.28				
TOTAL INCOME	15	11.76	11.32	9.57	15.52				
EXPENSE									
CLEANING	24	1.04	.75	.67	1.12	1.05	.75	.67	1.12
REPAIR-MAINT	25	.92	.63	.38	1.17	.93	.63	.38	1.17
UTILITIES	25	1.86	1.86	1.41	2.19	1.88	1.86	1.41	2.19
RDS/GRNDS/SEC	25	.68	.38	.28	.82	.68	.38	.28	.82
ADMINISTRATIVE	22	.56	.54	.33	.67	.56	.54	.33	.67
TOTAL OPER EXP	25	4.96	4.56	3.13	5.76	5.02	4.56	3.13	5.76
FIXED EXPENSES	22	1.30	1.04	.91	1.83	1.30	1.04	.91	1.83
TOTAL OPER+FIX	25	6.09	5.61	4.27	6.74	6.17	5.61	4.27	6.74
LEASING EXP	8	.20	.20	.04	.33				
TOTAL PAYROLL	16	1.67	1.12	.18	2.58				
TOTAL CONTRACT	24	1.35	1.24	.83	2.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26794	19
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	139	15
AVG % OFFICE OCCUPANCY	97.9	19
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	13.09	12
RENTABLE/GROSS SQFT	.91	17

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	22
PAYROLL	.68	7
CONTRACT	.58	21
SUP/MAT/MISC	.08	19
TRASH REMOVAL	.04	21
REPR/MAINT TOTAL	.63	23
PAYROLL	.36	14
ELEVATOR	.04	20
HVAC	.11	21
ELECTRICAL	.03	18
STRUCT/ROOF	.02	13
PLUMBING	.01	16
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.12	23

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.86	23
ELECTRICAL	1.80	23
GAS	.08	9
FUEL OIL	.04	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	23
RDS/GNDS/SEC TOTAL	.35	22
RDS/GNDS TOTAL	.22	22
RDS/GNDS PAYRL	.16	5
RDS/GNDS CONTR	.14	19
RDS/GNDS OTHER	.05	12

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.16	22
SEC PAYROLL	1.56	5
SEC CONTRACTS	.06	17
SEC OTHER	.06	10
ADMIN TOTAL	.54	20
PAYROLL	.48	9
MGMT FEES	.45	15
LEGAL FEES	.03	7
AUDIT FEES	.03	3
GEN OFC EXP	.02	12
OTHER ADM EXP	.01	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.04	20
REAL ESTATE TAX	.92	20
BUILDING INS	.12	17
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.20	8
ADV/PROMOTION	.01	5
COMM/FEES	.31	3
TENANT ALTS	.21	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.92	15
CLEANING	.68	7
REPAIR/MAINT	.36	14
RDS/GROUNDS	.16	5
SECURITY	1.56	5
ADMINISTRATIVE	.48	9
TOTAL CONTRACTS	1.44	23
CLEANING	.58	21
REPAIR/MAINT	.22	14
RDS/GROUNDS	.16	19
SECURITY	.06	17
ADMINISTRATIVE	.48	17

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	41 BLDS	7,063,682 SQ. FT.				6,886,334 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	30					14.99	16.59	11.68	18.71
RETAIL AREA	3	12.78	12.87						
OTHER AREA	1	.93	.93						
TOTAL RENT	31	14.94	16.29	11.97	18.50				
MISCELLANEOUS	16	.76	.15	.02	1.09				
TOTAL INCOME	32	14.99	16.12	13.08	18.88				
EXPENSE									
CLEANING	42	.91	.74	.69	.97	.92	.76	.68	.98
REPAIR-MAINT	42	1.18	.87	.53	1.68	1.20	.86	.51	1.72
UTILITIES	38	1.90	1.61	1.18	2.50	1.94	1.61	1.18	2.50
RDS/GRNDS/SEC	42	.52	.30	.20	.63	.52	.30	.20	.63
ADMINISTRATIVE	42	.62	.60	.44	.76	.62	.60	.44	.76
TOTAL OPER EXP	42	4.98	4.43	3.22	5.50	5.13	4.43	3.19	5.81
FIXED EXPENSES	39	1.45	1.39	1.07	1.77	1.45	1.39	.88	1.77
TOTAL OPER+FIX	42	6.32	5.80	4.87	7.43	6.33	5.80	4.61	7.47
LEASING EXP	20	.42	.26	.09	.43				
TOTAL PAYROLL	39	1.14	.72	.41	1.18				
TOTAL CONTRACT	41	1.70	1.46	1.00	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	52117	33
AVG SQFT/RETAIL TENANT	4090	2
AVG SQFT/OFFICE WORKER	362	32
AVG % OFFICE OCCUPANCY	95.5	38
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.96	22
RENTABLE/GROSS SQFT	.94	32

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	39
PAYROLL	.29	13
CONTRACT	.64	37
SUP/MAT/MISC	.06	31
TRASH REMOVAL	.04	33
REPR/MAINT TOTAL	.83	39
PAYROLL	.41	29
ELEVATOR	.06	33
HVAC	.11	36
ELECTRICAL	.03	32
STRUCT/ROOF	.09	18
PLUMBING	.01	27
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.13	39

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.77	35
ELECTRICAL	1.72	34
GAS	.06	10
FUEL OIL	.05	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	34
RDS/GNDS/SEC TOTAL	.29	39
RDS/GNDS TOTAL	.13	38
RDS/GNDS PAYRL	.09	7
RDS/GNDS CONTR	.12	29
RDS/GNDS OTHER	.04	24

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.18	32
SEC PAYROLL	.93	7
SEC CONTRACTS	.10	26
SEC OTHER	.05	11
ADMIN TOTAL	.61	39
PAYROLL	.25	29
MGMT FEES	.46	25
LEGAL FEES	.02	12
AUDIT FEES	.03	14
GEN OFC EXP	.03	38
OTHER ADM EXP	.01	22

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.38	38
REAL ESTATE TAX	1.14	35
BUILDING INS	.16	32
PERS PROP TAX	.01	9
OTHER TAX	.06	12
LEASING EXPENSES	.26	20
ADV/PROMOTION	.05	13
COMM/FEES	.25	10
TENANT ALTS	.07	13
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.71	38
CLEANING	.29	13
REPAIR/MAINT	.41	29
RDS/GROUNDS	.09	7
SECURITY	.93	7
ADMINISTRATIVE	.25	29
TOTAL CONTRACTS	1.52	38
CLEANING	.65	37
REPAIR/MAINT	.23	31
RDS/GROUNDS	.12	29
SECURITY	.10	27
ADMINISTRATIVE	.48	24

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Single Purpose Buildings

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,355,361 SQ. FT.				2,280,696 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.96	13.08	7.70	21.43
RETAIL AREA	4	9.97	7.16	3.72	12.68				
OTHER AREA	2	29.71	26.59						
TOTAL RENT	4	14.69	12.91	7.68	21.07				
MISCELLANEOUS	1	.01	.01						
TOTAL INCOME	4	14.69	12.91	7.68	21.08				
EXPENSE									
CLEANING	6	1.00	.79	.64	1.57	1.04	.85	.65	1.59
REPAIR-MAINT	6	1.42	.95	.81	2.60	1.46	1.04	.84	2.60
UTILITIES	6	1.80	1.77	1.00	2.64	1.82	1.81	1.02	2.64
RDS/GRNDS/SEC	6	.61	.56	.27	1.04	.61	.56	.27	1.04
ADMINISTRATIVE	6	.91	.86	.39	1.45	.91	.86	.39	1.45
TOTAL OPER EXP	6	5.74	4.87	4.29	8.17	5.89	4.97	4.60	8.17
FIXED EXPENSES	6	2.06	2.36	1.45	2.51	2.06	2.36	1.45	2.51
TOTAL OPER+FIX	6	7.79	7.02	5.98	10.67	7.94	7.34	6.05	10.67
LEASING EXP	2	.68	.57						
TOTAL PAYROLL	6	1.05	1.08	.42	1.67				
TOTAL CONTRACT	6	2.40	1.65	1.36	4.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	51945	4
AVG SQFT/RETAIL TENANT	1118	3
AVG SQFT/OFFICE WORKER	233	6
AVG % OFFICE OCCUPANCY	99.2	6
AVG % RETAIL OCCUPANCY	79.5	3
AVG $ RATE YR-END RENT	18.03	2
RENTABLE/GROSS SQFT	.90	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.79	6
PAYROLL	.05	4
CONTRACT	.67	6
SUP/MAT/MISC	.01	5
TRASH REMOVAL	.07	6
REPR/MAINT TOTAL	.95	6
PAYROLL	.31	6
ELEVATOR	.08	5
HVAC	.18	5
ELECTRICAL	.06	5
STRUCT/ROOF	.09	3
PLUMBING	.02	5
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.45	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.77	6
ELECTRICAL	1.68	6
GAS	.11	5
FUEL OIL	.02	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.56	6
RDS/GNDS TOTAL	.20	6
RDS/GNDS PAYRL	.16	4
RDS/GNDS CONTR	.07	5
RDS/GNDS OTHER	.05	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.38	6
SEC PAYROLL	.21	3
SEC CONTRACTS	.29	6
SEC OTHER	.01	3
ADMIN TOTAL	.86	6
PAYROLL	.31	6
MGMT FEES	.72	2
LEGAL FEES	.06	1
AUDIT FEES	.03	2
GEN OFC EXP	.25	4
OTHER ADM EXP	.05	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.36	6
REAL ESTATE TAX	2.08	6
BUILDING INS	.17	6
PERS PROP TAX	.00	1
OTHER TAX	.11	2
LEASING EXPENSES	.57	2
ADV/PROMOTION	.09	2
COMM/FEES	.97	1
TENANT ALTS	.00	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.08	6
CLEANING	.05	4
REPAIR/MAINT	.31	6
RDS/GROUNDS	.16	4
SECURITY	.21	3
ADMINISTRATIVE	.31	6
TOTAL CONTRACTS	1.65	6
CLEANING	.67	6
REPAIR/MAINT	.47	6
RDS/GROUNDS	.07	5
SECURITY	.29	6
ADMINISTRATIVE	.31	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

United States Private Sector: National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Occupancy/Location Analyses

Age/Height Analysis

0-9 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	443 BLDS	60,187,519 SQ. FT.				59,896,115 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	399					11.70	11.66	8.47	14.65
RETAIL AREA	16	13.15	12.38	7.79	19.10				
OTHER AREA	5	1.95	3.20	1.09	12.96				
TOTAL RENT	402	11.84	11.83	8.41	14.71				
MISCELLANEOUS	243	1.02	.12	.02	.39				
TOTAL INCOME	426	13.01	12.08	8.71	15.15				
EXPENSE									
CLEANING	424	.69	.67	.53	.81	.69	.68	.54	.82
REPAIR-MAINT	426	.74	.58	.39	.82	.74	.58	.39	.83
UTILITIES	429	1.48	1.46	1.09	1.78	1.49	1.47	1.09	1.79
RDS/GRNDS/SEC	411	.43	.28	.18	.44	.43	.28	.18	.44
ADMINISTRATIVE	435	.89	.65	.48	.85	.89	.65	.48	.85
TOTAL OPER EXP	415	4.21	3.76	3.15	4.49	3.67	3.79	3.18	4.53
FIXED EXPENSES	426	2.06	1.33	.99	1.98	2.06	1.33	.99	1.98
TOTAL OPER+FIX	413	6.45	5.22	4.35	6.26	5.96	5.23	4.36	6.32
LEASING EXP	322	.47	.26	.06	.91				
TOTAL PAYROLL	295	.70	.34	.17	.59				
TOTAL CONTRACT	412	1.46	1.45	1.05	1.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6463	399
AVG SQFT/RETAIL TENANT	2426	17
AVG SQFT/OFFICE WORKER	234	270
AVG % OFFICE OCCUPANCY	85.0	431
AVG % RETAIL OCCUPANCY	87.6	17
AVG $ RATE YR-END RENT	14.11	378
RENTABLE/GROSS SQFT	.94	341

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.67	394
PAYROLL	.12	52
CONTRACT	.55	360
SUP/MAT/MISC	.06	281
TRASH REMOVAL	.05	325
REPR/MAINT TOTAL	.56	383
PAYROLL	.22	206
ELEVATOR	.05	343
HVAC	.13	376
ELECTRICAL	.03	302
STRUCT/ROOF	.03	150
PLUMBING	.01	243
FIRE/LIFE SFTY	.02	156
OTHER MAINT/SUP	.15	371

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.48	385
ELECTRICAL	1.32	381
GAS	.13	137
FUEL OIL	.01	36
PURCH STEAM	.19	6
PURCH CH WTR	.47	2
COAL	.10	3
WATER/SEWER	.06	368
RDS/GNDS/SEC TOTAL	.30	383
RDS/GNDS TOTAL	.23	354
RDS/GNDS PAYRL	.05	40
RDS/GNDS CONTR	.19	336
RDS/GNDS OTHER	.04	192

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.07	271
SEC PAYROLL	.16	31
SEC CONTRACTS	.06	235
SEC OTHER	.02	77
ADMIN TOTAL	.66	386
PAYROLL	.23	158
MGMT FEES	.49	360
LEGAL FEES	.02	169
AUDIT FEES	.03	140
GEN OFC EXP	.04	238
OTHER ADM EXP	.02	234

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.32	390
REAL ESTATE TAX	1.16	381
BUILDING INS	.16	376
PERS PROP TAX	.00	27
OTHER TAX	.01	78
LEASING EXPENSES	.30	287
ADV/PROMOTION	.02	189
COMM/FEES	.25	188
TENANT ALTS	.27	174
BUY-OUTS	.20	11

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.36	258
CLEANING	.14	54
REPAIR/MAINT	.23	210
RDS/GROUNDS	.05	40
SECURITY	.16	31
ADMINISTRATIVE	.24	137
TOTAL CONTRACTS	1.50	389
CLEANING	.56	360
REPAIR/MAINT	.24	274
RDS/GROUNDS	.19	342
SECURITY	.07	241
ADMINISTRATIVE	.54	309

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

0-9 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	249 BLDS	34,507,284 SQ. FT.				33,653,403 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	237					13.12	12.18	9.06	16.40
RETAIL AREA	35	13.45	13.18	8.64	19.30				
OTHER AREA	8	10.89	6.69	1.59	23.43				
TOTAL RENT	238	13.39	12.36	9.34	16.72				
MISCELLANEOUS	165	.48	.10	.03	.39				
TOTAL INCOME	240	13.91	12.71	9.51	17.22				
EXPENSE									
CLEANING	247	.73	.67	.54	.83	.75	.67	.56	.85
REPAIR-MAINT	248	.70	.65	.48	.85	.72	.66	.49	.86
UTILITIES	243	1.40	1.37	1.16	1.65	1.42	1.42	1.18	1.67
RDS/GRNDS/SEC	244	.39	.30	.18	.48	.39	.30	.18	.48
ADMINISTRATIVE	248	.80	.74	.51	.94	.80	.74	.51	.94
TOTAL OPER EXP	248	3.99	3.88	3.27	4.45	4.02	3.93	3.30	4.56
FIXED EXPENSES	243	1.66	1.52	1.09	2.07	1.66	1.52	1.09	2.07
TOTAL OPER+FIX	249	5.65	5.36	4.62	6.38	5.70	5.48	4.64	6.45
LEASING EXP	193	1.12	.34	.09	1.15				
TOTAL PAYROLL	216	.57	.48	.32	.68				
TOTAL CONTRACT	246	1.53	1.47	1.15	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7241	231
AVG SQFT/RETAIL TENANT	2751	38
AVG SQFT/OFFICE WORKER	223	186
AVG % OFFICE OCCUPANCY	87.2	244
AVG % RETAIL OCCUPANCY	82.6	41
AVG $ RATE YR-END RENT	15.95	225
RENTABLE/GROSS SQFT	.72	204

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.66	230
PAYROLL	.11	43
CONTRACT	.57	227
SUP/MAT/MISC	.05	193
TRASH REMOVAL	.04	207
REPR/MAINT TOTAL	.64	231
PAYROLL	.25	174
ELEVATOR	.09	225
HVAC	.10	224
ELECTRICAL	.03	196
STRUCT/ROOF	.01	102
PLUMBING	.01	183
FIRE/LIFE SFTY	.01	136
OTHER MAINT/SUP	.12	221

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.38	224
ELECTRICAL	1.26	223
GAS	.11	78
FUEL OIL	.00	13
PURCH STEAM	.26	5
PURCH CH WTR	.02	3
COAL	.07	2
WATER/SEWER	.06	213
RDS/GNDS/SEC TOTAL	.30	229
RDS/GNDS TOTAL	.14	203
RDS/GNDS PAYRL	.09	28
RDS/GNDS CONTR	.12	177
RDS/GNDS OTHER	.04	125

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.15	212
SEC PAYROLL	.17	22
SEC CONTRACTS	.12	197
SEC OTHER	.01	59
ADMIN TOTAL	.74	232
PAYROLL	.26	140
MGMT FEES	.45	211
LEGAL FEES	.02	126
AUDIT FEES	.03	100
GEN OFC EXP	.04	173
OTHER ADM EXP	.02	153

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.50	228
REAL ESTATE TAX	1.32	224
BUILDING INS	.15	221
PERS PROP TAX	.00	34
OTHER TAX	.06	33
LEASING EXPENSES	.40	180
ADV/PROMOTION	.03	128
COMM/FEES	.22	133
TENANT ALTS	.30	126
BUY-OUTS	.14	11

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.48	202
CLEANING	.11	45
REPAIR/MAINT	.25	175
RDS/GROUNDS	.09	29
SECURITY	.16	24
ADMINISTRATIVE	.26	140
TOTAL CONTRACTS	1.47	232
CLEANING	.58	228
REPAIR/MAINT	.24	185
RDS/GROUNDS	.11	181
SECURITY	.12	190
ADMINISTRATIVE	.49	204

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

Age/Height Analysis

0-9 YEARS 10-19 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	187 BLDS	46,859,476 SQ. FT.				45,404,609 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	173					14.07	13.30	9.45	17.24
RETAIL AREA	68	16.10	15.54	9.61	21.77				
OTHER AREA	23	15.57	6.69	4.15	13.00				
TOTAL RENT	176	14.26	13.50	9.36	18.15				
MISCELLANEOUS	140	.39	.14	.02	.44				
TOTAL INCOME	176	14.58	13.89	9.76	18.35				
EXPENSE									
CLEANING	187	.74	.69	.54	.85	.76	.69	.56	.87
REPAIR-MAINT	187	.89	.82	.61	1.07	.91	.83	.63	1.09
UTILITIES	187	1.36	1.31	1.12	1.59	1.37	1.32	1.13	1.62
RDS/GRNDS/SEC	186	.38	.34	.23	.47	.38	.34	.23	.47
ADMINISTRATIVE	187	.84	.79	.58	1.05	.84	.79	.58	1.05
TOTAL OPER EXP	187	4.20	4.13	3.51	4.58	4.28	4.21	3.53	4.77
FIXED EXPENSES	183	1.81	1.61	1.25	2.20	1.81	1.61	1.25	2.20
TOTAL OPER + FIX	187	5.97	5.64	4.77	7.13	6.09	5.74	4.76	7.24
LEASING EXP	162	.92	.31	.09	1.09				
TOTAL PAYROLL	180	.63	.52	.39	.78				
TOTAL CONTRACT	185	1.67	1.51	1.21	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8464	176
AVG SQFT/RETAIL TENANT	2879	74
AVG SQFT/OFFICE WORKER	291	147
AVG % OFFICE OCCUPANCY	85.2	185
AVG % RETAIL OCCUPANCY	83.0	75
AVG $ RATE YR-END RENT	16.83	176
RENTABLE/GROSS SQFT	.92	163

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.69	172
PAYROLL	.09	37
CONTRACT	.57	170
SUP/MAT/MISC	.05	145
TRASH REMOVAL	.03	159
REPR/MAINT TOTAL	.83	173
PAYROLL	.29	155
ELEVATOR	.15	172
HVAC	.09	168
ELECTRICAL	.03	150
STRUCT/ROOF	.04	84
PLUMBING	.01	135
FIRE/LIFE SFTY	.03	107
OTHER MAINT/SUP	.12	164

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.32	170
ELECTRICAL	1.22	170
GAS	.05	63
FUEL OIL	.00	27
PURCH STEAM	.26	11
PURCH CH WTR	.43	10
COAL	.04	1
WATER/SEWER	.05	156
RDS/GNDS/SEC TOTAL	.34	171
RDS/GNDS TOTAL	.08	151
RDS/GNDS PAYRL	.04	16
RDS/GNDS CONTR	.05	124
RDS/GNDS OTHER	.03	88

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	170
SEC PAYROLL	.29	36
SEC CONTRACTS	.21	146
SEC OTHER	.01	54
ADMIN TOTAL	.79	171
PAYROLL	.23	121
MGMT FEES	.49	156
LEGAL FEES	.03	117
AUDIT FEES	.03	89
GEN OFC EXP	.05	152
OTHER ADM EXP	.03	135

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.64	169
REAL ESTATE TAX	1.43	163
BUILDING INS	.18	165
PERS PROP TAX	.01	62
OTHER TAX	.04	58
LEASING EXPENSES	.38	147
ADV/PROMOTION	.05	123
COMM/FEES	.22	115
TENANT ALTS	.15	102
BUY-OUTS	.22	21

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.52	168
CLEANING	.09	37
REPAIR/MAINT	.29	156
RDS/GROUNDS	.06	17
SECURITY	.30	39
ADMINISTRATIVE	.23	122
TOTAL CONTRACTS	1.55	173
CLEANING	.58	171
REPAIR/MAINT	.29	154
RDS/GROUNDS	.05	127
SECURITY	.21	151
ADMINISTRATIVE	.50	154

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

0-9 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	84 BLDS	37,287,596 SQ. FT.				36,338,375 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	76					12.64	13.55	9.68	16.61
RETAIL AREA	37	16.88	15.61	9.88	23.76				
OTHER AREA	6	18.36	15.95	1.78	33.88				
TOTAL RENT	79	12.95	13.78	10.44	17.39				
MISCELLANEOUS	61	.45	.11	.05	.44				
TOTAL INCOME	79	13.29	14.19	10.58	17.47				
EXPENSE									
CLEANING	84	.75	.68	.57	.95	.77	.69	.58	.98
REPAIR-MAINT	84	.88	.82	.64	1.05	.90	.84	.64	1.07
UTILITIES	84	1.39	1.34	1.10	1.61	1.40	1.35	1.10	1.63
RDS/GRNDS/SEC	82	.36	.31	.24	.47	.36	.31	.24	.47
ADMINISTRATIVE	84	.77	.77	.56	1.07	.77	.77	.56	1.07
TOTAL OPER EXP	84	4.14	4.11	3.52	4.67	4.22	4.18	3.57	4.71
FIXED EXPENSES	82	2.03	1.74	1.26	2.40	2.03	1.74	1.26	2.40
TOTAL OPER + FIX	84	6.10	5.84	4.80	7.14	6.29	5.87	4.87	7.32
LEASING EXP	69	1.93	.76	.23	1.87				
TOTAL PAYROLL	81	.69	.58	.42	.83				
TOTAL CONTRACT	84	1.52	1.45	1.00	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11347	81
AVG SQFT/RETAIL TENANT	2705	47
AVG SQFT/OFFICE WORKER	293	74
AVG % OFFICE OCCUPANCY	85.9	84
AVG % RETAIL OCCUPANCY	86.7	50
AVG $ RATE YR-END RENT	19.80	80
RENTABLE/GROSS SQFT	.92	85

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.68	80
PAYROLL	.13	21
CONTRACT	.58	80
SUP/MAT/MISC	.05	70
TRASH REMOVAL	.03	74
REPR/MAINT TOTAL	.80	78
PAYROLL	.27	63
ELEVATOR	.20	77
HVAC	.08	75
ELECTRICAL	.03	72
STRUCT/ROOF	.02	37
PLUMBING	.01	64
FIRE/LIFE SFTY	.02	48
OTHER MAINT/SUP	.14	75

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.35	80
ELECTRICAL	1.24	79
GAS	.06	30
FUEL OIL	.00	6
PURCH STEAM	.23	9
PURCH CH WTR	.55	5
COAL	.01	2
WATER/SEWER	.06	77
RDS/GNDS/SEC TOTAL	.30	79
RDS/GNDS TOTAL	.06	66
RDS/GNDS PAYRL	.05	9
RDS/GNDS CONTR	.05	58
RDS/GNDS OTHER	.02	40

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	76
SEC PAYROLL	.23	29
SEC CONTRACTS	.22	66
SEC OTHER	.01	30
ADMIN TOTAL	.77	79
PAYROLL	.24	62
MGMT FEES	.35	71
LEGAL FEES	.01	46
AUDIT FEES	.03	46
GEN OFC EXP	.09	66
OTHER ADM EXP	.04	58

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.76	78
REAL ESTATE TAX	1.56	77
BUILDING INS	.17	75
PERS PROP TAX	.00	23
OTHER TAX	.04	19
LEASING EXPENSES	.82	65
ADV/PROMOTION	.05	50
COMM/FEES	.29	48
TENANT ALTS	.74	50
BUY-OUTS	.26	14

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.57	78
CLEANING	.13	21
REPAIR/MAINT	.27	64
RDS/GROUNDS	.04	10
SECURITY	.21	30
ADMINISTRATIVE	.24	64
TOTAL CONTRACTS	1.48	81
CLEANING	.59	81
REPAIR/MAINT	.27	65
RDS/GROUNDS	.05	59
SECURITY	.22	66
ADMINISTRATIVE	.41	71

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 30-39 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	23 BLDS	15,706,306 SQ. FT.				15,075,184 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	21					16.52	12.92	10.22	20.80
RETAIL AREA	14	8.56	13.66	7.27	20.67				
OTHER AREA	5	6.63	11.64	3.58	396.76				
TOTAL RENT	21	16.29	12.86	9.76	20.22				
MISCELLANEOUS	18	.89	.10	.03	1.25				
TOTAL INCOME	22	17.04	14.62	10.96	20.43				
EXPENSE									
CLEANING	23	.88	.71	.62	.93	.87	.72	.60	.94
REPAIR-MAINT	23	.99	.87	.62	1.14	.97	1.05	.54	1.15
UTILITIES	23	1.57	1.57	1.13	1.93	1.53	1.57	1.15	2.03
RDS/GRNDS/SEC	23	.40	.39	.29	.49	.40	.39	.29	.49
ADMINISTRATIVE	23	.65	.59	.46	.77	.65	.59	.46	.77
TOTAL OPER EXP	23	4.50	4.23	3.82	5.53	4.46	4.25	3.81	5.55
FIXED EXPENSES	23	2.72	1.64	1.37	2.62	2.72	1.64	1.37	2.62
TOTAL OPER+FIX	23	7.22	5.87	5.35	7.28	7.19	5.97	5.37	7.33
LEASING EXP	16	.31	.22	.11	.42				
TOTAL PAYROLL	23	.87	.72	.39	.93				
TOTAL CONTRACT	23	1.37	1.32	1.08	1.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16551	23
AVG SQFT/RETAIL TENANT	3594	17
AVG SQFT/OFFICE WORKER	311	21
AVG % OFFICE OCCUPANCY	85.3	23
AVG % RETAIL OCCUPANCY	83.6	17
AVG $ RATE YR-END RENT	19.34	20
RENTABLE/GROSS SQFT	.92	17

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	21
PAYROLL	.07	9
CONTRACT	.56	21
SUP/MAT/MISC	.06	19
TRASH REMOVAL	.03	18
REPR/MAINT TOTAL	.87	21
PAYROLL	.32	20
ELEVATOR	.23	21
HVAC	.06	19
ELECTRICAL	.02	16
STRUCT/ROOF	.01	5
PLUMBING	.01	14
FIRE/LIFE SFTY	.01	12
OTHER MAINT/SUP	.16	21

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.57	21
ELECTRICAL	1.31	21
GAS	.04	6
FUEL OIL	.02	1
PURCH STEAM	.18	5
PURCH CH WTR	1.28	2
COAL		
WATER/SEWER	.04	20
RDS/GNDS/SEC TOTAL	.39	21
RDS/GNDS TOTAL	.05	15
RDS/GNDS PAYRL	.07	4
RDS/GNDS CONTR	.03	10
RDS/GNDS OTHER	.02	10

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.33	21
SEC PAYROLL	.24	7
SEC CONTRACTS	.27	18
SEC OTHER	.01	13
ADMIN TOTAL	.58	20
PAYROLL	.16	19
MGMT FEES	.27	17
LEGAL FEES	.02	12
AUDIT FEES	.01	9
GEN OFC EXP	.05	16
OTHER ADM EXP	.02	16

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.73	21
REAL ESTATE TAX	1.52	21
BUILDING INS	.22	21
PERS PROP TAX	.00	6
OTHER TAX	.05	6
LEASING EXPENSES	.32	13
ADV/PROMOTION	.03	9
COMM/FEES	.11	12
TENANT ALTS	.12	7
BUY-OUTS	.06	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.61	21
CLEANING	.07	9
REPAIR/MAINT	.32	20
RDS/GROUNDS	.07	4
SECURITY	.24	7
ADMINISTRATIVE	.18	19
TOTAL CONTRACTS	1.32	21
CLEANING	.56	21
REPAIR/MAINT	.26	18
RDS/GROUNDS	.04	11
SECURITY	.27	18
ADMINISTRATIVE	.33	16

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

0-9 YEARS 40-49 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	29 BLDS	27,496,207 SQ. FT.				26,488,462 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	24					18.77	20.77	15.87	24.01
RETAIL AREA	17	17.88	18.35	6.38	27.40				
OTHER AREA	6	13.10	4.99	.58	110.18				
TOTAL RENT	25	18.29	21.76	15.04	23.75				
MISCELLANEOUS	21	.38	.19	.04	.38				
TOTAL INCOME	26	18.68	21.75	15.65	23.77				
EXPENSE									
CLEANING	29	1.02	.98	.67	1.25	1.06	.98	.68	1.33
REPAIR-MAINT	29	1.03	1.05	.69	1.34	1.07	1.13	.70	1.41
UTILITIES	29	1.33	1.23	1.11	1.64	1.37	1.30	1.13	1.80
RDS/GRNDS/SEC	28	.35	.32	.21	.43	.35	.32	.21	.43
ADMINISTRATIVE	29	.74	.68	.46	1.03	.74	.68	.46	1.03
TOTAL OPER EXP	29	4.46	4.39	3.86	5.23	4.62	4.57	3.94	5.42
FIXED EXPENSES	27	3.26	2.86	1.63	4.69	3.26	2.86	1.63	4.69
TOTAL OPER+FIX	29	7.45	7.12	5.49	9.21	7.79	7.85	5.51	9.68
LEASING EXP	23	1.04	.42	.15	.93				
TOTAL PAYROLL	27	.58	.60	.38	.72				
TOTAL CONTRACT	28	1.92	1.95	1.44	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19496	25
AVG SQFT/RETAIL TENANT	2777	21
AVG SQFT/OFFICE WORKER	246	25
AVG % OFFICE OCCUPANCY	90.3	28
AVG % RETAIL OCCUPANCY	83.7	23
AVG $ RATE YR-END RENT	23.67	25
RENTABLE/GROSS SQFT	.92	23

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.98	27
PAYROLL	.06	7
CONTRACT	.90	27
SUP/MAT/MISC	.05	22
TRASH REMOVAL	.04	27
REPR/MAINT TOTAL	.98	27
PAYROLL	.36	23
ELEVATOR	.26	27
HVAC	.09	26
ELECTRICAL	.03	24
STRUCT/ROOF	.06	13
PLUMBING	.01	23
FIRE/LIFE SFTY	.03	22
OTHER MAINT/SUP	.16	23

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.23	27
ELECTRICAL	1.17	27
GAS	.04	11
FUEL OIL	.00	6
PURCH STEAM	.05	3
PURCH CH WTR	.17	1
COAL		
WATER/SEWER	.04	25
RDS/GNDS/SEC TOTAL	.32	26
RDS/GNDS TOTAL	.03	24
RDS/GNDS PAYRL	.00	1
RDS/GNDS CONTR	.03	21
RDS/GNDS OTHER	.00	9

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	26
SEC PAYROLL	.12	7
SEC CONTRACTS	.25	25
SEC OTHER	.01	15
ADMIN TOTAL	.68	27
PAYROLL	.18	23
MGMT FEES	.42	24
LEGAL FEES	.02	19
AUDIT FEES	.02	19
GEN OFC EXP	.05	22
OTHER ADM EXP	.03	21

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.01	26
REAL ESTATE TAX	2.15	26
BUILDING INS	.25	25
PERS PROP TAX	.00	8
OTHER TAX	.04	8
LEASING EXPENSES	.46	20
ADV/PROMOTION	.01	11
COMM/FEES	.13	14
TENANT ALTS	.44	16
BUY-OUTS	.37	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.58	26
CLEANING	.06	7
REPAIR/MAINT	.36	23
RDS/GROUNDS	.00	1
SECURITY	.12	7
ADMINISTRATIVE	.18	23
TOTAL CONTRACTS	1.96	27
CLEANING	.90	27
REPAIR/MAINT	.37	21
RDS/GROUNDS	.03	21
SECURITY	.25	25
ADMINISTRATIVE	.37	23

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 50 OR MORE STORIES

	#	TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	17 BLDS	21,700,250 SQ. FT.				21,190,880 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					17.36	17.46	13.35	21.90
RETAIL AREA	8	20.76	15.05	13.30	24.87				
OTHER AREA	4	72.66	12.39	7.14	147.22				
TOTAL RENT	16	17.99	18.26	14.61	22.79				
MISCELLANEOUS	12	1.23	.37	.14	.74				
TOTAL INCOME	16	18.93	18.64	15.50	24.94				
EXPENSE									
CLEANING	17	.75	.67	.57	.89	.76	.67	.59	.92
REPAIR-MAINT	17	.97	.93	.75	1.10	.99	.96	.76	1.19
UTILITIES	17	1.24	1.31	.99	1.53	1.26	1.31	1.00	1.53
RDS/GRNDS/SEC	17	.35	.30	.23	.49	.35	.30	.23	.49
ADMINISTRATIVE	17	.75	.79	.48	.94	.75	.79	.48	.94
TOTAL OPER EXP	17	4.06	4.02	3.39	4.52	4.13	4.08	3.41	4.62
FIXED EXPENSES	17	3.31	2.04	1.80	4.94	3.31	2.04	1.80	4.94
TOTAL OPER+FIX	17	7.36	6.49	4.99	9.12	7.43	6.70	5.02	9.25
LEASING EXP	13	1.51	.37	.18	1.02				
TOTAL PAYROLL	17	.71	.60	.39	.95				
TOTAL CONTRACT	17	1.37	1.22	.96	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21957	16
AVG SQFT/RETAIL TENANT	3197	10
AVG SQFT/OFFICE WORKER	333	17
AVG % OFFICE OCCUPANCY	85.2	17
AVG % RETAIL OCCUPANCY	79.5	11
AVG $ RATE YR-END RENT	18.28	17
RENTABLE/GROSS SQFT	.91	16

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.67**	**15**
PAYROLL	.57	3
CONTRACT	.55	15
SUP/MAT/MISC	.05	15
TRASH REMOVAL	.03	15
REPR/MAINT TOTAL	**.98**	**15**
PAYROLL	.31	14
ELEVATOR	.28	15
HVAC	.08	14
ELECTRICAL	.04	14
STRUCT/ROOF	.03	5
PLUMBING	.01	13
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.19	14

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.31**	**15**
ELECTRICAL	1.08	15
GAS	.03	6
FUEL OIL	.00	1
PURCH STEAM	.02	2
PURCH CH WTR		
COAL		
WATER/SEWER	.06	14
RDS/GNDS/SEC TOTAL	**.27**	**15**
RDS/GNDS TOTAL	.07	15
RDS/GNDS PAYRL	.03	3
RDS/GNDS CONTR	.05	14
RDS/GNDS OTHER	.04	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	15
SEC PAYROLL	.33	5
SEC CONTRACTS	.16	14
SEC OTHER	.02	6
ADMIN TOTAL	**.78**	**15**
PAYROLL	.17	14
MGMT FEES	.37	14
LEGAL FEES	.02	9
AUDIT FEES	.01	9
GEN OFC EXP	.08	13
OTHER ADM EXP	.04	11

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**2.04**	**15**
REAL ESTATE TAX	1.88	15
BUILDING INS	.15	14
PERS PROP TAX	.02	4
OTHER TAX	.01	4
LEASING EXPENSES	**.35**	**12**
ADV/PROMOTION	.03	7
COMM/FEES	.13	10
TENANT ALTS	.22	10
BUY-OUTS	2.58	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.60**	**15**
CLEANING	.57	3
REPAIR/MAINT	.31	14
RDS/GROUNDS	.03	3
SECURITY	.33	5
ADMINISTRATIVE	.17	14
TOTAL CONTRACTS	**1.32**	**15**
CLEANING	.55	15
REPAIR/MAINT	.45	11
RDS/GROUNDS	.05	14
SECURITY	.16	14
ADMINISTRATIVE	.47	12

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

10-19 YEARS LESS THAN 5 STORIES

	#	TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	166 BLDS	14,213,396 SQ. FT.				14,040,433 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	157					11.45	9.34	6.71	12.51
RETAIL AREA	8	18.00	15.51	7.28	25.80				
OTHER AREA	3	11.15	4.51						
TOTAL RENT	157	11.60	9.52	6.76	13.36				
MISCELLANEOUS	102	.58	.06	.02	.33				
TOTAL INCOME	159	11.43	9.83	6.97	13.91				
EXPENSE									
CLEANING	154	.86	.68	.55	.82	.87	.68	.55	.82
REPAIR-MAINT	159	.95	.72	.51	.99	.97	.72	.51	.99
UTILITIES	157	1.68	1.71	1.30	2.10	1.69	1.72	1.30	2.12
RDS/GRNDS/SEC	153	.35	.28	.17	.46	.35	.28	.17	.46
ADMINISTRATIVE	159	.72	.57	.41	.80	.72	.57	.41	.80
TOTAL OPER EXP	153	4.82	4.20	3.41	5.17	4.08	4.20	3.42	5.22
FIXED EXPENSES	159	1.90	1.20	.80	1.63	1.90	1.20	.80	1.63
TOTAL OPER+FIX	154	6.94	5.50	4.55	6.51	6.46	5.50	4.51	6.52
LEASING EXP	142	.76	.35	.10	.82				
TOTAL PAYROLL	117	.59	.42	.23	.70				
TOTAL CONTRACT	160	1.50	1.44	.95	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4303	156
AVG SQFT/RETAIL TENANT	2968	7
AVG SQFT/OFFICE WORKER	236	108
AVG % OFFICE OCCUPANCY	81.3	163
AVG % RETAIL OCCUPANCY	94.5	9
AVG $ RATE YR-END RENT	12.39	149
RENTABLE/GROSS SQFT	.93	146

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.68**	**136**
PAYROLL	.23	22
CONTRACT	.55	130
SUP/MAT/MISC	.07	95
TRASH REMOVAL	.05	117
REPR/MAINT TOTAL	**.73**	**136**
PAYROLL	.32	75
ELEVATOR	.06	85
HVAC	.17	130
ELECTRICAL	.05	104
STRUCT/ROOF	.06	70
PLUMBING	.01	97
FIRE/LIFE SFTY	.01	44
OTHER MAINT/SUP	.21	125

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.73**	**136**
ELECTRICAL	1.61	134
GAS	.16	61
FUEL OIL	.07	2
PURCH STEAM	.31	4
PURCH CH WTR	.31	2
COAL		
WATER/SEWER	.07	129
RDS/GNDS/SEC TOTAL	**.27**	**129**
RDS/GNDS TOTAL	.21	123
RDS/GNDS PAYRL	.09	18
RDS/GNDS CONTR	.17	111
RDS/GNDS OTHER	.05	71

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	83
SEC PAYROLL	.28	8
SEC CONTRACTS	.08	69
SEC OTHER	.03	22
ADMIN TOTAL	**.59**	**131**
PAYROLL	.32	56
MGMT FEES	.45	113
LEGAL FEES	.02	63
AUDIT FEES	.05	35
GEN OFC EXP	.03	73
OTHER ADM EXP	.04	74

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.24**	**138**
REAL ESTATE TAX	1.02	136
BUILDING INS	.16	132
PERS PROP TAX	.00	11
OTHER TAX	.05	23
LEASING EXPENSES	**.41**	**117**
ADV/PROMOTION	.03	81
COMM/FEES	.25	74
TENANT ALTS	.44	75
BUY-OUTS	.29	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.40**	**93**
CLEANING	.23	23
REPAIR/MAINT	.32	75
RDS/GROUNDS	.09	18
SECURITY	.28	8
ADMINISTRATIVE	.31	54
TOTAL CONTRACTS	**1.47**	**134**
CLEANING	.56	131
REPAIR/MAINT	.29	94
RDS/GROUNDS	.17	114
SECURITY	.09	71
ADMINISTRATIVE	.45	102

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	102 BLDS	12,577,587 SQ. FT.				12,211,104 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	93					10.62	9.84	7.40	13.50
RETAIL AREA	21	11.59	11.13	8.17	18.23				
OTHER AREA	7	3.49	3.60	2.60	10.23				
TOTAL RENT	94	10.47	9.71	7.47	13.56				
MISCELLANEOUS	66	.58	.09	.02	.42				
TOTAL INCOME	94	10.89	10.70	7.60	14.12				
EXPENSE									
CLEANING	102	.90	.73	.55	.99	.92	.73	.55	1.01
REPAIR-MAINT	102	1.11	.83	.70	1.16	1.14	.84	.72	1.20
UTILITIES	102	2.12	1.82	1.45	2.12	2.15	1.84	1.45	2.23
RDS/GRNDS/SEC	96	.40	.25	.12	.53	.40	.25	.12	.53
ADMINISTRATIVE	99	.75	.67	.50	1.03	.75	.67	.50	1.03
TOTAL OPER EXP	102	5.21	4.45	3.74	5.56	5.33	4.47	3.78	5.86
FIXED EXPENSES	100	1.49	1.30	.85	1.81	1.49	1.30	.85	91
TOTAL OPER+FIX	102	6.65	5.67	4.87	7.24	6.56	5.77	4.97	4
LEASING EXP	80	.61	.35	.12	.72				
TOTAL PAYROLL	94	.89	.58	.39	.86				
TOTAL CONTRACT	101	1.73	1.45	1.06	2.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4657	94
AVG SQFT/RETAIL TENANT	2653	22
AVG SQFT/OFFICE WORKER	214	79
AVG % OFFICE OCCUPANCY	88.4	100
AVG % RETAIL OCCUPANCY	97.2	23
AVG $ RATE YR-END RENT	13.87	92
RENTABLE/GROSS SQFT	.89	86

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	93
PAYROLL	.24	15
CONTRACT	.58	91
SUP/MAT/MISC	.05	78
TRASH REMOVAL	.04	79
REPR/MAINT TOTAL	.83	92
PAYROLL	.34	72
ELEVATOR	.10	91
HVAC	.19	86
ELECTRICAL	.05	71
STRUCT/ROOF	.01	35
PLUMBING	.01	69
FIRE/LIFE SFTY	.01	39
OTHER MAINT/SUP	.17	89

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.82	92
ELECTRICAL	1.62	91
GAS	.10	53
FUEL OIL	.18	8
PURCH STEAM	.21	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	88
RDS/GNDS/SEC TOTAL	.25	88
RDS/GNDS TOTAL	.09	63
RDS/GNDS PAYRL	.06	8
RDS/GNDS CONTR	.07	74
RDS/GNDS OTHER	.03	46

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.13	71
SEC PAYROLL	.30	10
SEC CONTRACTS	.11	64
SEC OTHER	.01	17
ADMIN TOTAL	.66	89
PAYROLL	.28	58
MGMT FEES	.47	70
LEGAL FEES	.03	55
AUDIT FEES	.04	38
GEN OFC EXP	.04	72
OTHER ADM EXP	.04	64

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.30	91
REAL ESTATE TAX	1.14	90
BUILDING INS	.17	83
PERS PROP TAX	.00	21
OTHER TAX	.03	24
LEASING EXPENSES	.36	74
ADV/PROMOTION	.03	55
COMM/FEES	.12	60
TENANT ALTS	.29	60
BUY-OUTS	.33	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.58	84
CLEANING	.24	15
REPAIR/MAINT	.33	73
RDS/GROUNDS	.06	8
SECURITY	.30	10
ADMINISTRATIVE	.29	59
TOTAL CONTRACTS	1.56	92
CLEANING	.58	91
REPAIR/MAINT	.36	79
RDS/GROUNDS	.08	75
SECURITY	.11	64
ADMINISTRATIVE	.48	75

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

10-19 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	100 BLDS	20,961,079 SQ. FT.				20,116,627 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	98					12.73	12.09	9.47	15.84
RETAIL AREA	37	15.83	15.08	9.97	18.44				
OTHER AREA	22	7.04	6.28	3.56	9.87				
TOTAL RENT	92	13.25	12.59	9.65	16.37				
MISCELLANEOUS	75	.27	.09	.02	.28				
TOTAL INCOME	93	13.52	12.91	9.90	16.39				
EXPENSE									
CLEANING	100	.83	.82	.61	.94	.86	.83	.61	1.00
REPAIR-MAINT	100	1.04	1.00	.73	1.32	1.08	1.03	.74	1.32
UTILITIES	100	1.71	1.74	1.30	2.11	1.73	1.78	1.34	2.11
RDS/GRNDS/SEC	96	.35	.30	.20	.43	.35	.30	.20	.43
ADMINISTRATIVE	100	.77	.76	.53	1.03	.77	.76	.53	1.03
TOTAL OPER EXP	99	4.78	4.76	3.95	5.45	4.82	4.95	4.07	5.63
FIXED EXPENSES	98	1.80	1.47	1.14	2.34	1.80	1.47	1.14	2.34
TOTAL OPER+FIX	99	6.58	6.14	5.26	7.51	6.61	6.42	5.31	7.52
LEASING EXP	92	.93	.38	.17	1.00				
TOTAL PAYROLL	99	.79	.63	.47	.93				
TOTAL CONTRACT	100	1.69	1.56	1.12	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5097	94
AVG SQFT/RETAIL TENANT	2542	42
AVG SQFT/OFFICE WORKER	220	64
AVG % OFFICE OCCUPANCY	89.7	98
AVG % RETAIL OCCUPANCY	93.5	42
AVG $ RATE YR-END RENT	[illegible].76	93
RENTABLE/GROSS SQFT	.91	85

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.83	84
PAYROLL	.16	20
CONTRACT	.66	82
SUP/MAT/MISC	.05	67
TRASH REMOVAL	.04	77
REPR/MAINT TOTAL	1.02	86
PAYROLL	.41	74
ELEVATOR	.17	85
HVAC	.13	81
ELECTRICAL	.05	71
STRUCT/ROOF	.06	50
PLUMBING	.01	62
FIRE/LIFE SFTY	.02	40
OTHER MAINT/SUP	.14	84

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.79	85
ELECTRICAL	1.55	85
GAS	.05	47
FUEL OIL	.02	12
PURCH STEAM	.33	7
PURCH CH WTR	.51	5
COAL		
WATER/SEWER	.07	81
RDS/GNDS/SEC TOTAL	.29	83
RDS/GNDS TOTAL	.05	70
RDS/GNDS PAYRL	.04	9
RDS/GNDS CONTR	.05	48
RDS/GNDS OTHER	.03	35

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	81
SEC PAYROLL	.16	14
SEC CONTRACTS	.24	71
SEC OTHER	.01	16
ADMIN TOTAL	.77	85
PAYROLL	.24	64
MGMT FEES	.41	71
LEGAL FEES	.02	61
AUDIT FEES	.03	39
GEN OFC EXP	.04	71
OTHER ADM EXP	.03	73

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.58	85
REAL ESTATE TAX	1.22	84
BUILDING INS	.18	85
PERS PROP TAX	.00	30
OTHER TAX	.06	34
LEASING EXPENSES	.54	76
ADV/PROMOTION	.03	53
COMM/FEES	.20	66
TENANT ALTS	.31	62
BUY-OUTS	.30	7

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.64	86
CLEANING	.16	20
REPAIR/MAINT	.42	75
RDS/GROUNDS	.04	9
SECURITY	.16	14
ADMINISTRATIVE	.24	64
TOTAL CONTRACTS	1.66	86
CLEANING	.65	83
REPAIR/MAINT	.38	68
RDS/GROUNDS	.06	48
SECURITY	.24	71
ADMINISTRATIVE	.39	71

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	64 BLDS	26,330,046 SQ. FT.				24,981,146 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	57					14.00	12.84	10.62	16.63
RETAIL AREA	31	13.15	14.34	8.57	18.66				
OTHER AREA	13	9.12	10.50	2.11	20.43				
TOTAL RENT	58	14.00	12.96	10.70	16.31				
MISCELLANEOUS	41	.42	.27	.04	.75				
TOTAL INCOME	60	14.02	13.24	10.79	15.96				
EXPENSE									
CLEANING	64	1.01	.81	.60	1.08	1.06	.90	.64	1.13
REPAIR-MAINT	64	1.31	1.14	.85	1.52	1.37	1.20	.86	1.60
UTILITIES	64	2.29	1.99	1.62	2.54	2.35	2.04	1.65	2.63
RDS/GRNDS/SEC	63	.37	.34	.20	.52	.37	.34	.20	.52
ADMINISTRATIVE	64	.70	.66	.44	.98	.70	.66	.44	.98
TOTAL OPER EXP	64	5.66	5.29	4.54	6.13	5.88	5.50	4.63	6.29
FIXED EXPENSES	64	2.09	1.74	1.23	2.32	2.09	1.74	1.23	2.32
TOTAL OPER+FIX	64	7.74	6.98	5.84	7.98	7.97	7.24	6.04	8.19
LEASING EXP	55	1.02	.41	.08	.97				
TOTAL PAYROLL	63	.99	.76	.47	1.21				
TOTAL CONTRACT	62	1.62	1.52	.98	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12703	58
AVG SQFT/RETAIL TENANT	2539	43
AVG SQFT/OFFICE WORKER	244	47
AVG % OFFICE OCCUPANCY	93.4	63
AVG % RETAIL OCCUPANCY	91.8	46
AVG $ RATE YR-END RENT	17.65	59
RENTABLE/GROSS SQFT	.92	50

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	57
PAYROLL	.41	17
CONTRACT	.65	56
SUP/MAT/MISC	.06	48
TRASH REMOVAL	.04	53
REPR/MAINT TOTAL	1.10	58
PAYROLL	.39	48
ELEVATOR	.21	56
HVAC	.12	53
ELECTRICAL	.05	50
STRUCT/ROOF	.01	23
PLUMBING	.01	44
FIRE/LIFE SFTY	.02	26
OTHER MAINT/SUP	.20	55

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.99	58
ELECTRICAL	1.79	56
GAS	.08	24
FUEL OIL	.01	6
PURCH STEAM	.20	15
PURCH CH WTR	.62	4
COAL	.10	1
WATER/SEWER	.06	55
RDS/GNDS/SEC TOTAL	.37	59
RDS/GNDS TOTAL	.03	50
RDS/GNDS PAYRL	.05	8
RDS/GNDS CONTR	.03	41
RDS/GNDS OTHER	.01	19

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.30	57
SEC PAYROLL	.22	18
SEC CONTRACTS	.24	50
SEC OTHER	.02	20
ADMIN TOTAL	.66	58
PAYROLL	.22	53
MGMT FEES	.34	46
LEGAL FEES	.02	31
AUDIT FEES	.03	27
GEN OFC EXP	.04	49
OTHER ADM EXP	.05	43

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.66	58
REAL ESTATE TAX	1.45	55
BUILDING INS	.19	55
PERS PROP TAX	.00	24
OTHER TAX	.04	14
LEASING EXPENSES	.46	50
ADV/PROMOTION	.03	29
COMM/FEES	.21	41
TENANT ALTS	.42	36
BUY-OUTS	.30	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.76	67
CLEANING	.45	19
REPAIR/MAINT	.40	49
RDS/GROUNDS	.04	9
SECURITY	.23	19
ADMINISTRATIVE	.22	53
TOTAL CONTRACTS	1.53	57
CLEANING	.65	56
REPAIR/MAINT	.32	49
RDS/GROUNDS	.03	41
SECURITY	.24	50
ADMINISTRATIVE	.33	46

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

10-19 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS	23,018,311 SQ. FT.				22,238,793 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	35					15.01	14.58	9.74	19.38
RETAIL AREA	17	17.36	17.86	8.01	23.92				
OTHER AREA	7	51.25	41.39	7.86	139.44				
TOTAL RENT	35	15.33	15.29	9.99	19.86				
MISCELLANEOUS	33	.84	.28	.08	.75				
TOTAL INCOME	35	16.15	15.31	10.91	22.01				
EXPENSE									
CLEANING	37	1.17	1.06	.78	1.54	1.18	1.08	.76	1.64
REPAIR-MAINT	37	1.33	1.18	.98	1.56	1.33	1.22	1.01	1.64
UTILITIES	37	1.98	1.94	1.45	2.40	1.98	1.96	1.50	2.42
RDS/GRNDS/SEC	37	.42	.30	.18	.50	.42	.30	.18	.50
ADMINISTRATIVE	37	.66	.63	.45	.81	.66	.63	.45	.81
TOTAL OPER EXP	37	5.55	5.23	4.42	5.93	5.61	5.29	4.50	6.39
FIXED EXPENSES	37	2.93	1.94	1.27	4.77	2.93	1.94	1.27	4.77
TOTAL OPER+FIX	37	8.49	7.63	5.78	9.88	8.54	8.13	5.82	9.90
LEASING EXP	36	1.10	.33	.20	1.29				
TOTAL PAYROLL	36	1.06	.73	.50	1.12				
TOTAL CONTRACT	37	1.75	1.76	1.21	2.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14861	33
AVG SQFT/RETAIL TENANT	2111	19
AVG SQFT/OFFICE WORKER	238	26
AVG % OFFICE OCCUPANCY	91.7	36
AVG % RETAIL OCCUPANCY	94.7	23
AVG $ RATE YR-END RENT	20.94	35
RENTABLE/GROSS SQFT	.88	30

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.10	30
PAYROLL	.83	9
CONTRACT	.74	30
SUP/MAT/MISC	.06	25
TRASH REMOVAL	.07	27
REPR/MAINT TOTAL	1.17	30
PAYROLL	.44	28
ELEVATOR	.26	30
HVAC	.12	28
ELECTRICAL	.06	26
STRUCT/ROOF	.02	18
PLUMBING	.02	24
FIRE/LIFE SFTY	.01	19
OTHER MAINT/SUP	.19	26

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.93	30
ELECTRICAL	1.56	29
GAS	.15	11
FUEL OIL	.03	2
PURCH STEAM	.32	11
PURCH CH WTR	.67	2
COAL		
WATER/SEWER	.07	27
RDS/GNDS/SEC TOTAL	.26	30
RDS/GNDS TOTAL	.06	26
RDS/GNDS PAYRL	.08	5
RDS/GNDS CONTR	.04	23
RDS/GNDS OTHER	.01	15

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	29
SEC PAYROLL	.30	10
SEC CONTRACTS	.14	28
SEC OTHER	.01	15
ADMIN TOTAL	.59	30
PAYROLL	.17	27
MGMT FEES	.38	24
LEGAL FEES	.03	23
AUDIT FEES	.02	22
GEN OFC EXP	.05	29
OTHER ADM EXP	.03	24

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.86	30
REAL ESTATE TAX	1.51	29
BUILDING INS	.23	29
PERS PROP TAX	.00	6
OTHER TAX	.03	6
LEASING EXPENSES	.39	29
ADV/PROMOTION	.02	15
COMM/FEES	.25	24
TENANT ALTS	.42	23
BUY-OUTS	.18	5

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.67	30
CLEANING	.83	9
REPAIR/MAINT	.44	28
RDS/GROUNDS	.08	5
SECURITY	.23	9
ADMINISTRATIVE	.17	27
TOTAL CONTRACTS	1.88	30
CLEANING	.74	30
REPAIR/MAINT	.43	27
RDS/GROUNDS	.04	23
SECURITY	.15	29
ADMINISTRATIVE	.36	26

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 40-49 STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	16,455,846 SQ. FT.				15,538,284 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					12.64	12.57	10.65	18.00
RETAIL AREA	13	14.10	16.18	6.83	46.13				
OTHER AREA	8	57.93	10.30	5.61	157.05				
TOTAL RENT	17	13.46	13.01	11.16	19.29				
MISCELLANEOUS	14	.61	.41	.25	.80				
TOTAL INCOME	17	13.99	[illegible]	11.36	20.25				
EXPENSE									
CLEANING	17	1.16	1.03	.74	1.67	1.22	1.05	.74	1.79
REPAIR-MAINT	17	1.64	1.41	.94	2.09	1.72	1.52	.98	2.14
UTILITIES	17	2.04	1.85	1.34	2.48	2.12	1.88	1.41	2.50
RDS/GRNDS/SEC	16	.36	.34	.21	.50	.36	.34	.21	.50
ADMINISTRATIVE	17	.71	.66	.55	.63	.71	.66	.55	.83
TOTAL OPER EXP	17	5.87	5.47	4.51	7.05	6.17	5.51	5.15	7.62
FIXED EXPENSES	17	2.63	1.85	1.46	3.30	2.63	1.85	1.46	3.30
TOTAL OPER+FIX	17	8.50	8.20	6.36	9.54	8.79	8.24	6.91	10.07
LEASING EXP	16	.72	.20	.07	.35				
TOTAL PAYROLL	13	1.04	.95	.48	1.26				
TOTAL CONTRACT	14	1.63	1.37	1.17	2.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19405	17
AVG SQFT/RETAIL TENANT	2940	12
AVG SQFT/OFFICE WORKER	228	13
AVG % OFFICE OCCUPANCY	92.2	17
AVG % RETAIL OCCUPANCY	95.9	13
AVG $ RATE YR-END RENT	24.65	15
RENTABLE/GROSS SQFT	.88	15

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	13	**UTILITIES TOTAL**	1.96	14	SECURITY TOTAL	.32	12	**FIXED EXP TOTAL**	1.78	14	**TOTAL PAYROLL**	.95	13
PAYROLL	.66	3	ELECTRICAL	1.65	14	SEC PAYROLL	.29	5	REAL ESTATE TAX	1.52	13	CLEANING	.66	3
CONTRACT	.63	13	GAS	.05	8	SEC CONTRACTS	.25	9	BUILDING INS	.21	14	REPAIR/MAINT	.54	11
SUP/MAT/MISC	.07	11	FUEL OIL			SEC OTHER	.02	6	PERS PROP TAX	.01	3	RDS/GROUNDS	.11	2
TRASH REMOVAL	.05	13	PURCH STEAM	.38	4	**ADMIN TOTAL**	.66	13	OTHER TAX	.03	3	SECURITY	.29	5
REPR/MAINT TOTAL	1.49	13	PURCH CH WTR	1.26	2	PAYROLL	.23	12	**LEASING EXPENSES**	.08	13	ADMINISTRATIVE	.23	12
PAYROLL	.61	10	COAL			MGMT FEES	.26	10	ADV/PROMOTION	.01	8	**TOTAL CONTRACTS**	1.29	13
ELEVATOR	.26	13	WATER/SEWER	.05	14	LEGAL FEES	.04	8	COMM/FEES	.04	11	CLEANING	.63	13
HVAC	.24	13	**RDS/GNDS/SEC TOTAL**	.35	12	AUDIT FEES	.02	7	TENANT ALTS	.07	8	REPAIR/MAINT	.33	11
ELECTRICAL	.08	12	RDS/GNDS TOTAL	.06	9	GEN OFC EXP	.10	10	BUY-OUTS			RDS/GROUNDS	.04	9
STRUCT/ROOF	.03	7	RDS/GNDS PAYRL	.11	2	OTHER ADM EXP	.02	11				SECURITY	.23	10
PLUMBING	.02	10	RDS/GNDS CONTR	.04	9							ADMINISTRATIVE	.30	10
FIRE/LIFE SFTY	.01	8	RDS/GNDS OTHER	.02	6									
OTHER MAINT/SUP	.22	13												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

10-19 YEARS 50 OR MORE STORIES

INCOME	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	17,869,063 SQ. FT.				16,463,774 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					16.91	16.49	11.90	21.09
RETAIL AREA	7	16.14	15.09	7.32	19.39				
OTHER AREA	7	20.76	9.86	4.54	137.83				
TOTAL RENT	10	17.34	19.07	12.35	20.52				
MISCELLANEOUS	9	.35	.47	.10	.49				
TOTAL INCOME	10	17.66	19.41	12.61	20.94				
EXPENSE									
CLEANING	10	1.22	.86	.66	1.68	1.32	.96	.71	1.80
REPAIR-MAINT	10	1.44	1.44	.93	1.74	1.56	1.54	.94	1.97
UTILITIES	10	1.83	1.72	1.31	2.27	1.95	1.74	1.45	2.36
RDS/GRNDS/SEC	10	.46	.37	.17	.67	.46	.37	.17	.67
ADMINISTRATIVE	10	.76	.69	.33	1.03	.76	.69	.33	1.03
TOTAL OPER EXP	10	5.71	5.38	3.88	7.46	6.18	5.88	4.07	7.74
FIXED EXPENSES	10	5.02	4.86	1.64	6.98	5.02	4.86	1.64	6.98
TOTAL OPER+FIX	10	10.73	10.72	5.59	13.44	11.18	11.41	5.63	14.34
LEASING EXP	8	.47	.29	.06	.37				
TOTAL PAYROLL	9	1.29	1.20	.55	1.71				
TOTAL CONTRACT	9	1.66	1.24	.73	2.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	37457	10
AVG SQFT/RETAIL TENANT	5862	9
AVG SQFT/OFFICE WORKER	388	8
AVG % OFFICE OCCUPANCY	91.9	10
AVG % RETAIL OCCUPANCY	97.5	9
AVG $ RATE YR-END RENT	23.17	9
RENTABLE/GROSS SQFT	.93	8

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.35	7	**UTILITIES TOTAL**	1.96	7	SECURITY TOTAL	.32	7	**FIXED EXP TOTAL**	6.02	7	**TOTAL PAYROLL**	1.28	7
PAYROLL	.30	4	ELECTRICAL	1.31	7	SEC PAYROLL	.43	6	REAL ESTATE TAX	5.81	7	CLEANING	.30	4
CONTRACT	.66	7	GAS	.03	3	SEC CONTRACTS	.05	2	BUILDING INS	.20	7	REPAIR/MAINT	.39	7
SUP/MAT/MISC	.05	6	FUEL OIL			SEC OTHER	.01	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.04	7	PURCH STEAM	.49	2	**ADMIN TOTAL**	.72	7	OTHER TAX	.04	2	SECURITY	.43	6
REPR/MAINT TOTAL	1.54	7	PURCH CH WTR	.60	1	PAYROLL	.24	6	**LEASING EXPENSES**	.28	5	ADMINISTRATIVE	.24	6
PAYROLL	.39	7	COAL			MGMT FEES	.26	4	ADV/PROMOTION	.03	2	**TOTAL CONTRACTS**	1.47	7
ELEVATOR	.26	7	WATER/SEWER	.05	7	LEGAL FEES	.03	4	COMM/FEES	.15	4	CLEANING	.66	7
HVAC	.16	5	**RDS/GNDS/SEC TOTAL**	.39	7	AUDIT FEES	.01	5	TENANT ALTS	.13	4	REPAIR/MAINT	.42	7
ELECTRICAL	.03	7	RDS/GNDS TOTAL	.04	3	GEN OFC EXP	.17	5	BUY-OUTS	.10	1	RDS/GROUNDS	.03	3
STRUCT/ROOF	.18	4	RDS/GNDS PAYRL			OTHER ADM EXP	.06	6				SECURITY	.07	3
PLUMBING	.02	6	RDS/GNDS CONTR	.03	3							ADMINISTRATIVE	.13	6
FIRE/LIFE SFTY	.05	4	RDS/GNDS OTHER	.06	1									
OTHER MAINT/SUP	.24	7												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	48 BLDS	2,753,425 SQ. FT.				2,717,219 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	42					10.80	8.85	7.20	11.23
RETAIL AREA	6	13.24	13.14	4.86	21.50				
OTHER AREA	2	21.15	17.27						
TOTAL RENT	43	10.50	8.54	7.17	12.41				
MISCELLANEOUS	21	.31	.03	.01	.33				
TOTAL INCOME	44	9.81	8.59	7.22	11.82				
EXPENSE									
CLEANING	46	.79	.72	.56	.86	.80	.72	.57	.83
REPAIR-MAINT	47	1.27	.92	.54	1.28	1.28	.92	.55	1.35
UTILITIES	48	1.85	1.64	1.27	2.09	1.86	1.64	1.27	2.11
RDS/GRNDS/SEC	43	.46	.26	.09	.46	.46	.26	.09	.46
ADMINISTRATIVE	48	.65	.56	.33	.76	.65	.55	.33	.76
TOTAL OPER EXP	47	4.99	4.23	3.11	5.30	4.78	4.54	3.21	5.30
FIXED EXPENSES	47	1.24	.99	.83	1.43	1.24	.99	.83	1.43
TOTAL OPER + FIX	47	6.23	5.37	3.94	6.66	6.27	5.69	4.09	6.70
LEASING EXP	36	.55	.32	.13	1.10				
TOTAL PAYROLL	31	.93	.56	.25	1.06				
TOTAL CONTRACT	45	1.62	1.46	1.05	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	466	41
AVG SQFT/RETAIL TENANT	1911	6
AVG SQFT/OFFICE WORKER	302	34
AVG % OFFICE OCCUPANCY	81.2	45
AVG % RETAIL OCCUPANCY	87.9	6
AVG $ RATE YR-END RENT	11.84	42
RENTABLE/GROSS SQFT	.90	36

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.70	43
PAYROLL	.53	5
CONTRACT	.61	41
SUP/MAT/MISC	.05	30
TRASH REMOVAL	.06	35
REPR/MAINT TOTAL	.86	45
PAYROLL	.45	24
ELEVATOR	.07	31
HVAC	.19	41
ELECTRICAL	.04	35
STRUCT/ROOF	.02	21
PLUMBING	.02	29
FIRE/LIFE SFTY	.01	18
OTHER MAINT/SUP	.19	44

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.68	43
ELECTRICAL	1.35	42
GAS	.15	32
FUEL OIL	.11	2
PURCH STEAM	.42	3
PURCH CH WTR		
COAL		
WATER/SEWER	.07	43
RDS/GNDS/SEC TOTAL	.23	39
RDS/GNDS TOTAL	.09	38
RDS/GNDS PAYRL	.09	4
RDS/GNDS CONTR	.09	31
RDS/GNDS OTHER	.05	11

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	23
SEC PAYROLL	.31	5
SEC CONTRACTS	.21	17
SEC OTHER	.02	8
ADMIN TOTAL	.49	45
PAYROLL	.29	16
MGMT FEES	.37	36
LEGAL FEES	.02	16
AUDIT FEES	.04	11
GEN OFC EXP	.03	23
OTHER ADM EXP	.03	21

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.97	45
REAL ESTATE TAX	.78	45
BUILDING INS	.13	44
PERS PROP TAX	.00	3
OTHER TAX	.03	5
LEASING EXPENSES	.29	33
ADV/PROMOTION	.02	17
COMM/FEES	.25	23
TENANT ALTS	.28	22
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.57	29
CLEANING	.53	5
REPAIR/MAINT	.45	24
RDS/GROUNDS	.09	4
SECURITY	.31	5
ADMINISTRATIVE	.27	15
TOTAL CONTRACTS	1.42	43
CLEANING	.61	41
REPAIR/MAINT	.36	34
RDS/GROUNDS	.06	31
SECURITY	.21	10
ADMINISTRATIVE	.43	31

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

20-29 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	60 BLDS	7,960,529 SQ. FT.				7,[illegible]24,162 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	55					12.34	11.50	7.54	15.73
RETAIL AREA	16	18.26	16.25	13.91	24.61				
OTHER AREA	7	30.85	12.53	3.30	64.84				
TOTAL RENT	56	12.76	12.03	8.09	16.15				
MISCELLANEOUS	41	.48	.23	.02	.80				
TOTAL INCOME	56	13.13	12.45	8.52	16.15				
EXPENSE									
CLEANING	60	.99	.89	.59	1.14	1.01	.89	.59	1.13
REPAIR-MAINT	60	1.29	1.00	.79	1.43	1.32	1.08	.79	1.43
UTILITIES	60	1.78	1.79	1.39	2.11	1.81	1.81	1.39	2.12
RDS/GRNDS/SEC	58	.52	.32	.09	.70	.52	.32	.09	.70
ADMINISTRATIVE	60	.64	.59	.42	.89	.64	.59	.42	.89
TOTAL OPER EXP	60	5.21	4.74	3.95	5.84	5.32	4.77	3.95	6.13
FIXED EXPENSES	57	2.10	1.67	1.03	2.40	2.10	1.67	1.03	2.40
TOTAL OPER + FIX	60	7.25	6.40	5.32	8.05	7.43	6.40	5.32	8.13
LEASING EXP	39	.51	.23	.06	.61				
TOTAL PAYROLL	55	1.23	.76	.51	1.18				
TOTAL CONTRACT	59	1.87	1.66	1.04	2.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7328	56
AVG SQFT/RETAIL TENANT	3118	16
AVG SQFT/OFFICE WORKER	231	45
AVG % OFFICE OCCUPANCY	90.8	56
AVG % RETAIL OCCUPANCY	93.2	17
AVG $ RATE YR-END RENT	15.63	48
RENTABLE/GROSS SQFT	.91	51

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.90	54
PAYROLL	.14	25
CONTRACT	.72	49
SUP/MAT/MISC	.06	40
TRASH REMOVAL	.06	48
REPR/MAINT TOTAL	1.01	56
PAYROLL	.45	45
ELEVATOR	.15	53
HVAC	.16	51
ELECTRICAL	.06	45
STRUCT/ROOF	.03	23
PLUMBING	.02	42
FIRE/LIFE SFTY	.02	23
OTHER MAINT/SUP	.16	53

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.81	54
ELECTRICAL	1.55	51
GAS	.14	39
FUEL OIL	.10	8
PURCH STEAM	.48	6
PURCH CH WTR		
COAL	.10	2
WATER/SEWER	.07	49
RDS/GNDS/SEC TOTAL	.30	53
RDS/GNDS TOTAL	.07	46
RDS/GNDS PAYRL	.04	13
RDS/GNDS CONTR	.04	38
RDS/GNDS OTHER	.03	23

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	46
SEC PAYROLL	.27	9
SEC CONTRACTS	.24	39
SEC OTHER	.02	17
ADMIN TOTAL	.58	55
PAYROLL	.14	33
MGMT FEES	.47	43
LEGAL FEES	.02	23
AUDIT FEES	.04	17
GEN OFC EXP	.03	35
OTHER ADM EXP	.03	35

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.70	52
REAL ESTATE TAX	1.41	51
BUILDING INS	.19	49
PERS PROP TAX	.00	6
OTHER TAX	.04	19
LEASING EXPENSES	.31	38
ADV/PROMOTION	.02	24
COMM/FEES	.13	25
TENANT ALTS	.20	25
BUY-OUTS	.07	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.75	50
CLEANING	.15	26
REPAIR/MAINT	.45	46
RDS/GROUNDS	.04	13
SECURITY	.27	9
ADMINISTRATIVE	.14	34
TOTAL CONTRACTS	1.66	56
CLEANING	.71	50
REPAIR/MAINT	.39	48
RDS/GROUNDS	.04	41
SECURITY	.24	41
ADMINISTRATIVE	.46	48

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	67 BLDS	12,653,511 SQ. FT.				11,891,601 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	60			—		13.46	13.83	9.97	18.41
RETAIL AREA	34	17.33	12.97	8.34	22.32				
OTHER AREA	14	9.80	9.11	5.67	11.24				
TOTAL RENT	62	13.95	13.59	9.99	18.73				
MISCELLANEOUS	44	.59	.14	.01	.57				
TOTAL INCOME	62	14.36	14.11	10.84	19.11				
EXPENSE									
CLEANING	66	1.06	.91	.67	1.19	1.12	.99	.69	1.27
REPAIR-MAINT	67	1.69	1.36	.92	1.95	1.79	1.51	.95	2.19
UTILITIES	66	1.96	1.76	1.30	2.37	2.04	1.76	1.31	2.46
RDS/GRNDS/SEC	65	.39	.28	.10	.49	.39	.28	.10	.49
ADMINISTRATIVE	66	.85	.89	.58	1.15	.85	.89	.58	1.15
TOTAL OPER EXP	67	5.90	5.26	4.26	6.49	6.21	5.44	4.37	7.20
FIXED EXPENSES	66	2.07	1.47	1.12	2.79	2.07	1.47	1.12	2.79
TOTAL OPER+FIX	67	7.94	7.46	5.56	8.89	8.30	7.73	5.78	9.73
LEASING EXP	56	.48	.17	.05	.51				
TOTAL PAYROLL	61	1.22	.97	.67	1.40				
TOTAL CONTRACT	64	1.93	2.05	1.14	2.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5272	62
AVG SQFT/RETAIL TENANT	3643	38
AVG SQFT/OFFICE WORKER	230	53
AVG % OFFICE OCCUPANCY	92.6	66
AVG % RETAIL OCCUPANCY	98.1	38
AVG $ RATE YR-END RENT	17.70	53
RENTABLE/GROSS SQFT	.91	55

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.92	61	**UTILITIES TOTAL**	1.75	66	SECURITY TOTAL	.24	58	**FIXED EXP TOTAL**	1.45	60	**TOTAL PAYROLL**	.98	56
PAYROLL	.36	17	ELECTRICAL	1.45	58	SEC PAYROLL	.35	12	REAL ESTATE TAX	1.21	56	CLEANING	.36	17
CONTRACT	.66	59	GAS	.10	45	SEC CONTRACTS	.18	55	BUILDING INS	.19	57	REPAIR/MAINT	.63	50
SUP/MAT/MISC	.05	53	FUEL OIL	.05	12	SEC OTHER	.01	17	PERS PROP TAX	.00	26	RDS/GROUNDS	.09	2
TRASH REMOVAL	.05	55	PURCH STEAM	.37	13	**ADMIN TOTAL**	.83	61	OTHER TAX	.08	25	SECURITY	.35	12
REPR/MAINT TOTAL	1.36	61	PURCH CH WTR	1.31	2	PAYROLL	.26	45	**LEASING EXPENSES**	.18	54	ADMINISTRATIVE	.26	45
PAYROLL	.62	51	COAL	.05	1	MGMT FEES	.60	48	ADV/PROMOTION	.02	38	**TOTAL CONTRACTS**	2.13	61
ELEVATOR	.17	60	WATER/SEWER	.08	54	LEGAL FEES	.03	38	COMM/FEES	.11	35	CLEANING	.68	59
HVAC	.17	59	**RDS/GNDS/SEC TOTAL**	.28	60	AUDIT FEES	.05	23	TENANT ALTS	.22	37	REPAIR/MAINT	.45	52
ELECTRICAL	.07	56	RDS/GNDS TOTAL	.04	44	GEN OFC EXP	.03	51	BUY-OUTS			RDS/GROUNDS	.05	25
STRUCT/ROOF	.11	26	RDS/GNDS PAYRL	.09	2	OTHER ADM EXP	.03	49				SECURITY	.18	55
PLUMBING	.02	53	RDS/GNDS CONTR	.05	25							ADMINISTRATIVE	.62	48
FIRE/LIFE SFTY	.02	27	RDS/GNDS OTHER	.03	32									
OTHER MAINT/SUP	.15	57												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

20-29 YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	24 BLDS	7,773,247 SQ. FT.				7,390,583 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					11.83	11.87	8.46	13.82
RETAIL AREA	10	14.15	17.60	9.21	24.22				
OTHER AREA	5	29.93	1.75	.78	54.02				
TOTAL RENT	21	12.50	11.80	10.10	13.56				
MISCELLANEOUS	17	.85	.53	.04	1.22				
TOTAL INCOME	22	13.00	12.73	9.96	14.06				
EXPENSE									
CLEANING	24	1.07	.96	.76	1.28	1.12	.96	.77	1.33
REPAIR-MAINT	24	1.56	1.44	1.01	1.75	1.62	1.55	1.04	1.75
UTILITIES	24	1.97	1.72	1.37	2.30	2.02	1.86	1.37	2.35
RDS/GRNDS/SEC	22	.54	.41	.23	.62	.54	.41	.23	.62
ADMINISTRATIVE	24	.86	.83	.62	1.04	.86	.83	.62	1.04
TOTAL OPER EXP	24	5.95	5.59	4.84	6.47	6.18	6.03	4.86	6.56
FIXED EXPENSES	24	2.24	1.72	1.16	2.47	2.24	1.72	1.16	2.47
TOTAL OPER+FIX	24	8.19	7.23	5.84	9.56	8.42	7.86	5.96	9.56
LEASING EXP	20	.79	.24	.14	1.43				
TOTAL PAYROLL	23	1.28	1.19	.70	1.89				
TOTAL CONTRACT	24	1.46	1.43	1.16	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8088	22
AVG SQFT/RETAIL TENANT	2483	13
AVG SQFT/OFFICE WORKER	240	15
AVG % OFFICE OCCUPANCY	87.1	23
AVG % RETAIL OCCUPANCY	93.7	14
AVG $ RATE YR-END RENT	17.28	19
RENTABLE/GROSS SQFT	.89	19

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.96	22	**UTILITIES TOTAL**	1.72	23	SECURITY TOTAL	.36	21	**FIXED EXP TOTAL**	1.84	23	**TOTAL PAYROLL**	1.23	22
PAYROLL	.79	6	ELECTRICAL	1.35	23	SEC PAYROLL	.24	7	REAL ESTATE TAX	1.53	22	CLEANING	.79	6
CONTRACT	.75	20	GAS	.09	18	SEC CONTRACTS	.26	17	BUILDING INS	.22	22	REPAIR/MAINT	.61	19
SUP/MAT/MISC	.06	18	FUEL OIL	.01	3	SEC OTHER	.03	9	PERS PROP TAX	.03	5	RDS/GROUNDS	.33	1
TRASH REMOVAL	.04	21	PURCH STEAM	.26	9	**ADMIN TOTAL**	.86	23	OTHER TAX	.06	6	SECURITY	.24	7
REPR/MAINT TOTAL	1.47	23	PURCH CH WTR	.68	2	PAYROLL	.36	20	**LEASING EXPENSES**	.50	18	ADMINISTRATIVE	.36	20
PAYROLL	.61	19	COAL			MGMT FEES	.26	17	ADV/PROMOTION	.05	12	**TOTAL CONTRACTS**	1.43	23
ELEVATOR	.26	22	WATER/SEWER	.07	22	LEGAL FEES	.03	15	COMM/FEES	.10	12	CLEANING	.75	20
HVAC	.14	22	**RDS/GNDS/SEC TOTAL**	.43	21	AUDIT FEES	.04	11	TENANT ALTS	1.16	11	REPAIR/MAINT	.33	19
ELECTRICAL	.05	19	RDS/GNDS TOTAL	.06	17	GEN OFC EXP	.10	19	BUY-OUTS	.06	1	RDS/GROUNDS	.04	13
STRUCT/ROOF	.05	10	RDS/GNDS PAYRL	.33	1	OTHER ADM EXP	.06	17				SECURITY	.26	17
PLUMBING	.02	14	RDS/GNDS CONTR	.04	13							ADMINISTRATIVE	.23	19
FIRE/LIFE SFTY	.02	14	RDS/GNDS OTHER	.01	9									
OTHER MAINT/SUP	.23	23												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,365,820 SQ. FT.				1,326,705 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					14.28	11.18	9.43	17.31
RETAIL AREA	3	9.56	10.89						
OTHER AREA	1	5.68	5.68						
TOTAL RENT	4	14.21	11.38	9.73	16.97				
MISCELLANEOUS	4	.06	.08	.03	.10				
TOTAL INCOME	4	14.27	11.44	9.82	17.02				
EXPENSE									
CLEANING	4	1.15	.90	.64	1.46	1.18	.93	.65	1.52
REPAIR-MAINT	4	1.38	1.32	1.11	1.63	1.42	1.34	1.15	1.67
UTILITIES	4	1.66	1.57	1.25	2.01	1.70	1.60	1.27	2.07
RDS/GRNDS/SEC	4	.44	.28	.26	.55	.44	.28	.26	.55
ADMINISTRATIVE	4	1.01	1.11	.83	1.13	1.01	1.11	.83	1.13
TOTAL OPER EXP	4	5.63	5.82	4.55	6.35	5.79	5.92	4.58	6.61
FIXED EXPENSES	4	1.54	1.49	1.18	1.78	1.54	1.49	1.18	1.78
TOTAL OPER+FIX	4	7.18	7.08	5.73	8.13	7.33	7.18	5.76	8.38
LEASING EXP	4	2.94	.91	.73	4.32				
TOTAL PAYROLL	4	1.21	1.23	1.05	1.35				
TOTAL CONTRACT	4	1.90	2.10	.83	2.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7298	4
AVG SQFT/RETAIL TENANT	3204	2
AVG SQFT/OFFICE WORKER	229	4
AVG % OFFICE OCCUPANCY	90.8	4
AVG % RETAIL OCCUPANCY	94.7	3
AVG $ RATE YR-END RENT	18.00	4
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.90	4
PAYROLL	.26	2
CONTRACT	1.06	3
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.32	4
PAYROLL	.61	4
ELEVATOR	.32	4
HVAC	.16	4
ELECTRICAL	.06	4
STRUCT/ROOF	.05	1
PLUMBING	.04	4
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.14	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.57	4
ELECTRICAL	1.38	4
GAS	.22	3
FUEL OIL	.00	1
PURCH STEAM	.08	1
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.28	4
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.06	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	4
SEC PAYROLL	.25	3
SEC CONTRACTS	.31	2
SEC OTHER	.02	1
ADMIN TOTAL	1.11	4
PAYROLL	.20	4
MGMT FEES	.57	4
LEGAL FEES	.12	3
AUDIT FEES	.04	3
GEN OFC EXP	.03	4
OTHER ADM EXP	.06	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.49	4
REAL ESTATE TAX	.97	4
BUILDING INS	.32	4
PERS PROP TAX		
OTHER TAX	.04	2
LEASING EXPENSES	.91	4
ADV/PROMOTION	.03	4
COMM/FEES	.10	4
TENANT ALTS	.77	4
BUY-OUTS	.07	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.23	4
CLEANING	.26	2
REPAIR/MAINT	.61	4
RDS/GROUNDS	.02	1
SECURITY	.25	3
ADMINISTRATIVE	.29	4
TOTAL CONTRACTS	2.10	4
CLEANING	1.06	3
REPAIR/MAINT	.29	2
RDS/GROUNDS	.04	3
SECURITY	.31	2
ADMINISTRATIVE	.75	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

20-29 YEARS 40-49 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	5,976,392 SQ. FT.				5,538,984 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					15.07	14.25	9.38	23.25
RETAIL AREA	5	18.57	16.98	7.54	32.87				
OTHER AREA	4	6.10	5.23	2.36	13.35				
TOTAL RENT	6	18.79	18.28	9.01	25.96				
MISCELLANEOUS	6	1.10	.33	.02	2.16				
TOTAL INCOME	6	19.89	18.33	10.03	27.42				
EXPENSE									
CLEANING	7	1.39	1.43	.89	1.75	1.49	1.55	.97	1.96
REPAIR-MAINT	7	1.64	1.51	1.27	2.17	1.73	1.60	1.37	2.34
UTILITIES	7	2.21	2.10	1.94	2.50	2.31	2.15	2.07	2.54
RDS/GRNDS/SEC	7	.44	.37	.24	.54	.44	.37	.24	.54
ADMINISTRATIVE	7	.81	1.00	.57	1.24	.81	1.00	.57	1.24
TOTAL OPER EXP	7	6.48	6.35	5.98	6.62	6.87	6.78	6.22	7.13
FIXED EXPENSES	7	3.91	3.87	1.45	5.97	3.91	3.87	1.45	5.97
TOTAL OPER+FIX	7	10.39	9.85	7.70	12.75	10.78	9.90	8.20	13.25
LEASING EXP	5	1.53	1.22	.41	2.72				
TOTAL PAYROLL	7	1.19	1.05	.81	1.35				
TOTAL CONTRACT	7	1.96	1.92	1.44	3.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21893	6
AVG SQFT/RETAIL TENANT	6376	5
AVG SQFT/OFFICE WORKER	276	6
AVG % OFFICE OCCUPANCY	89.1	6
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	22.25	4
RENTABLE/GROSS SQFT	.93	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.43	7
PAYROLL	.07	3
CONTRACT	.94	7
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.02	7
REPR/MAINT TOTAL	1.51	7
PAYROLL	.57	7
ELEVATOR	.28	7
HVAC	.13	6
ELECTRICAL	.03	7
STRUCT/ROOF	.06	3
PLUMBING	.01	6
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.25	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.10	7
ELECTRICAL	1.43	7
GAS	.18	3
FUEL OIL		
PURCH STEAM	.31	4
PURCH CH WTR	.59	1
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.37	7
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.00	3
RDS/GNDS OTHER	.04	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	7
SEC PAYROLL	.35	4
SEC CONTRACTS	.21	6
SEC OTHER	.02	5
ADMIN TOTAL	1.00	7
PAYROLL	.22	6
MGMT FEES	.60	6
LEGAL FEES	.09	5
AUDIT FEES	.05	4
GEN OFC EXP	.09	6
OTHER ADM EXP	.03	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.87	7
REAL ESTATE TAX	3.01	7
BUILDING INS	.28	6
PERS PROP TAX	.00	3
OTHER TAX	.04	3
LEASING EXPENSES	1.22	5
ADV/PROMOTION	.07	5
COMM/FEES	.27	5
TENANT ALTS	1.06	5
BUY-OUTS	.03	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.05	7
CLEANING	.07	3
REPAIR/MAINT	.57	7
RDS/GROUNDS		
SECURITY	.35	4
ADMINISTRATIVE	.22	6
TOTAL CONTRACTS	1.92	7
CLEANING	.94	7
REPAIR/MAINT	.74	4
RDS/GROUNDS	.00	3
SECURITY	.21	6
ADMINISTRATIVE	.84	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

30-39 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	20 BLDS	1,145,892 SQ. FT.				1,092,091 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					8.89	10.36	7.49	12.64
RETAIL AREA	1	4.14	4.14						
OTHER AREA	3	9.14	3.00						
TOTAL RENT	12	8.78	10.37	7.49	12.02				
MISCELLANEOUS	8	.13	.10	.01	.44				
TOTAL INCOME	12	8.88	10.38	7.49	12.38				
EXPENSE									
CLEANING	20	1.05	.97	.75	1.30	1.11	.97	.75	1.38
REPAIR-MAINT	20	1.28	.75	.56	.95	1.34	.78	.59	.95
UTILITIES	20	1.73	1.68	1.28	2.14	1.82	1.68	1.28	2.15
RDS/GRNDS/SEC	20	.87	.46	.06	.81	.87	.46	.06	.81
ADMINISTRATIVE	18	.32	.37	.21	.63	.32	.37	.21	.63
TOTAL OPER EXP	20	5.24	4.31	3.65	5.40	5.50	4.57	3.71	5.69
FIXED EXPENSES	17	1.33	.89	.59	1.46	1.33	.89	.59	1.46
TOTAL OPER+FIX	20	6.26	5.30	4.69	6.36	5.93	5.63	4.81	6.38
LEASING EXP	10	.35	.36	.04	.86				
TOTAL PAYROLL	16	1.63	.64	.31	1.58				
TOTAL CONTRACT	18	1.56	1.61	.85	2.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3901	15
AVG SQFT/RETAIL TENANT	1713	2
AVG SQFT/OFFICE WORKER	216	17
AVG % OFFICE OCCUPANCY	85.9	19
AVG % RETAIL OCCUPANCY	80.0	2
AVG $ RATE YR-END RENT	12.14	11
RENTABLE/GROSS SQFT	.88	16

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.95	20
PAYROLL	.18	7
CONTRACT	.69	17
SUP/MAT/MISC	.08	17
TRASH REMOVAL	.07	20
REPR/MAINT TOTAL	.75	20
PAYROLL	.43	13
ELEVATOR	.06	14
HVAC	.22	16
ELECTRICAL	.06	12
STRUCT/ROOF	.04	9
PLUMBING	.03	12
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.21	19

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.68	20
ELECTRICAL	1.39	20
GAS	.21	18
FUEL OIL	.13	1
PURCH STEAM	.07	1
PURCH CH WTR		
COAL		
WATER/SEWER	.05	19
RDS/GNDS/SEC TOTAL	.46	20
RDS/GNDS TOTAL	.21	15
RDS/GNDS PAYRL	.07	7
RDS/GNDS CONTR	.17	11
RDS/GNDS OTHER	.04	9

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.31	15
SEC PAYROLL	.29	6
SEC CONTRACTS	.21	11
SEC OTHER	.01	6
ADMIN TOTAL	.33	17
PAYROLL	.25	3
MGMT FEES	.44	8
LEGAL FEES	.02	5
AUDIT FEES	.07	4
GEN OFC EXP	.03	7
OTHER ADM EXP	.02	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.89	17
REAL ESTATE TAX	.69	16
BUILDING INS	.14	16
PERS PROP TAX	.00	1
OTHER TAX	.01	2
LEASING EXPENSES	.36	10
ADV/PROMOTION	.08	4
COMM/FEES	.27	7
TENANT ALTS	.28	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.64	16
CLEANING	.18	8
REPAIR/MAINT	.43	13
RDS/GROUNDS	.11	8
SECURITY	.29	6
ADMINISTRATIVE	.24	9
TOTAL CONTRACTS	1.53	19
CLEANING	.69	17
REPAIR/MAINT	.40	14
RDS/GROUNDS	.17	11
SECURITY	.21	11
ADMINISTRATIVE	.45	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

30-39 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,470,557 SQ. FT.				1,453,701 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					8.73	10.66	.74	19.05
RETAIL AREA	3	13.10	4.91						
OTHER AREA	1	5.96	5.96						
TOTAL RENT	7	8.69	10.66	.68	19.05				
MISCELLANEOUS	3	.14	.11						
TOTAL INCOME	7	8.72	10.66	.68	19.15				
EXPENSE									
CLEANING	10	.92	.81	.66	1.26	.93	.81	.66	1.26
REPAIR-MAINT	10	1.34	1.46	.81	1.65	1.35	1.46	.81	1.65
UTILITIES	10	1.64	1.75	1.06	2.41	1.66	1.75	1.06	2.47
RDS/GRNDS/SEC	9	.50	.40	.14	.72	.50	.40	.14	.72
ADMINISTRATIVE	9	.87	.74	.51	1.10	.87	.74	.51	1.10
TOTAL OPER EXP	10	5.17	5.32	4.39	5.98	5.23	5.34	4.39	5.98
FIXED EXPENSES	8	2.64	1.85	1.09	3.49	2.64	1.85	1.09	3.49
TOTAL OPER+FIX	10	7.13	7.20	5.30	9.02	7.39	7.20	5.30	9.04
LEASING EXP	4	.11	.06	.02	.19				
TOTAL PAYROLL	8	1.67	1.07	.95	1.35				
TOTAL CONTRACT	10	1.54	1.67	.88	2.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15337	8
AVG SQFT/RETAIL TENANT	1460	2
AVG SQFT/OFFICE WORKER	237	9
AVG % OFFICE OCCUPANCY	98.6	9
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	13.47	5
RENTABLE/GROSS SQFT	.87	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.81	10
PAYROLL	.07	4
CONTRACT	.68	9
SUP/MAT/MISC	.04	6
TRASH REMOVAL	.05	9
REPR/MAINT TOTAL	1.46	10
PAYROLL	.78	7
ELEVATOR	.15	9
HVAC	.21	7
ELECTRICAL	.06	9
STRUCT/ROOF	.07	3
PLUMBING	.03	6
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.12	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.75	10
ELECTRICAL	1.33	10
GAS	.14	6
FUEL OIL	.01	1
PURCH STEAM	.71	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	9
RDS/GNDS/SEC TOTAL	.40	9
RDS/GNDS TOTAL	.05	7
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR	.04	6
RDS/GNDS OTHER	.03	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	8
SEC PAYROLL	.21	1
SEC CONTRACTS	.38	7
SEC OTHER	.00	3
ADMIN TOTAL	.74	9
PAYROLL	.51	6
MGMT FEES	.45	5
LEGAL FEES	.01	4
AUDIT FEES	.01	2
GEN OFC EXP	.05	5
OTHER ADM EXP	.02	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.85	8
REAL ESTATE TAX	.81	8
BUILDING INS	.20	8
PERS PROP TAX	.02	3
OTHER TAX	.06	4
LEASING EXPENSES	.06	4
ADV/PROMOTION	.01	4
COMM/FEES	.04	2
TENANT ALTS	.26	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.12	7
CLEANING	.07	4
REPAIR/MAINT	.78	7
RDS/GROUNDS	.09	2
SECURITY	.21	1
ADMINISTRATIVE	.50	5
TOTAL CONTRACTS	1.67	10
CLEANING	.70	9
REPAIR/MAINT	.50	8
RDS/GROUNDS	.04	6
SECURITY	.38	7
ADMINISTRATIVE	.45	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

30-39 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,994,126 SQ. FT.				1,994,078 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					9.92	9.29	6.30	14.84
RETAIL AREA	4	18.68	14.31	5.47	41.89				
OTHER AREA	2	78.71	169.36						
TOTAL RENT	9	11.18	9.04	6.14	15.44				
MISCELLANEOUS	5	.63	.36	.18	1.01				
TOTAL INCOME	9	11.51	9.66	6.14	15.74				
EXPENSE									
CLEANING	11	.75	.80	.47	1.28	.78	.86	.50	1.31
REPAIR-MAINT	11	1.31	1.14	.71	2.06	1.35	1.21	.76	2.07
UTILITIES	11	1.44	1.63	1.27	1.82	1.48	1.69	1.27	1.82
RDS/GRNDS/SEC	9	.41	.27	.08	.56	.41	.27	.08	.56
ADMINISTRATIVE	10	.97	.95	.54	1.49	.97	.95	.54	1.49
TOTAL OPER EXP	11	4.57	5.29	3.69	6.12	4.73	5.39	3.93	6.79
FIXED EXPENSES	10	1.67	1.16	.67	2.03	1.67	1.16	.67	2.03
TOTAL OPER+FIX	11	5.80	5.96	4.89	7.66	7.28	5.96	5.13	8.35
LEASING EXP	8	.52	.38	.21	.79				
TOTAL PAYROLL	10	1.12	.93	.61	2.32				
TOTAL CONTRACT	10	1.45	1.49	.85	2.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4899	9
AVG SQFT/RETAIL TENANT	2775	5
AVG SQFT/OFFICE WORKER	425	10
AVG % OFFICE OCCUPANCY	86.1	11
AVG % RETAIL OCCUPANCY	91.1	5
AVG $ RATE YR-END RENT	17.39	10
RENTABLE/GROSS SQFT	.93	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.86	9
PAYROLL	.70	5
CONTRACT	.36	9
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	1.14	9
PAYROLL	.46	8
ELEVATOR	.17	9
HVAC	.17	7
ELECTRICAL	.07	9
STRUCT/ROOF	.10	6
PLUMBING	.01	8
FIRE/LIFE SFTY	.08	4
OTHER MAINT/SUP	.07	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.66	10
ELECTRICAL	1.44	10
GAS	.13	8
FUEL OIL		
PURCH STEAM	.35	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	8
RDS/GNDS/SEC TOTAL	.33	8
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL	.07	1
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.02	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.33	8
SEC PAYROLL	.13	4
SEC CONTRACTS	.27	7
SEC OTHER	.01	3
ADMIN TOTAL	1.18	8
PAYROLL	.46	8
MGMT FEES	.60	6
LEGAL FEES	.15	4
AUDIT FEES	.04	4
GEN OFC EXP	.10	8
OTHER ADM EXP	.03	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.16	8
REAL ESTATE TAX	.96	8
BUILDING INS	.19	6
PERS PROP TAX	.07	2
OTHER TAX	.03	2
LEASING EXPENSES	.29	6
ADV/PROMOTION	.04	5
COMM/FEES	.31	5
TENANT ALTS	.07	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.93	9
CLEANING	.70	5
REPAIR/MAINT	.46	8
RDS/GROUNDS	.07	1
SECURITY	.13	4
ADMINISTRATIVE	.46	8
TOTAL CONTRACTS	1.56	9
CLEANING	.36	9
REPAIR/MAINT	.38	8
RDS/GROUNDS	.03	2
SECURITY	.27	7
ADMINISTRATIVE	.85	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

30-39 YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,547,610 SQ. FT.				3,341,983 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					13.24	14.76	10.44	17.11
RETAIL AREA	8	8.06	9.39	4.63	13.95				
OTHER AREA	6	8.93	8.06	6.49	12.30				
TOTAL RENT	9	12.96	13.69	10.21	16.61				
MISCELLANEOUS	8	.38	.06	.02	.19				
TOTAL INCOME	9	13.31	14.99	10.23	16.64				
EXPENSE									
CLEANING	9	.97	1.05	.67	1.33	1.03	1.09	.73	1.44
REPAIR-MAINT	9	1.21	1.23	.94	1.36	1.29	1.29	.98	1.44
UTILITIES	9	1.44	1.51	1.21	1.75	1.49	1.52	1.27	1.87
RDS/GRNDS/SEC	9	.62	.91	.22	1.05	.62	.91	.22	1.05
ADMINISTRATIVE	9	.91	.97	.53	1.23	.91	.97	.53	1.23
TOTAL OPER EXP	9	5.15	6.05	3.98	6.33	5.43	6.33	4.32	6.44
FIXED EXPENSES	9	1.72	1.70	1.30	2.09	1.72	1.70	1.30	2.09
TOTAL OPER+FIX	9	6.87	7.79	5.31	8.35	7.15	7.85	5.65	8.70
LEASING EXP	8	1.16	.50	.14	1.39				
TOTAL PAYROLL	9	.91	.58	.49	1.17				
TOTAL CONTRACT	9	1.83	1.94	1.19	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6393	7
AVG SQFT/RETAIL TENANT	3643	9
AVG SQFT/OFFICE WORKER	348	8
AVG % OFFICE OCCUPANCY	80.0	9
AVG % RETAIL OCCUPANCY	96.3	9
AVG $ RATE YR-END RENT	14.94	9
RENTABLE/GROSS SQFT	.95	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.05	9
PAYROLL	.04	5
CONTRACT	.91	8
SUP/MAT/MISC	.05	9
TRASH REMOVAL	.02	9
REPR/MAINT TOTAL	1.23	9
PAYROLL	.41	5
ELEVATOR	.25	9
HVAC	.21	9
ELECTRICAL	.15	9
STRUCT/ROOF	.01	6
PLUMBING	.01	6
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.16	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.61	9
ELECTRICAL	.91	9
GAS	.07	5
FUEL OIL	.00	1
PURCH STEAM	.52	5
PURCH CH WTR	.29	3
COAL		
WATER/SEWER	.06	8
RDS/GNDS/SEC TOTAL	.91	9
RDS/GNDS TOTAL	.10	7
RDS/GNDS PAYRL	.14	2
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.10	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.81	9
SEC PAYROLL	.20	5
SEC CONTRACTS	.44	8
SEC OTHER	.04	6
ADMIN TOTAL	.97	9
PAYROLL	.47	9
MGMT FEES	.29	7
LEGAL FEES	.05	7
AUDIT FEES	.05	4
GEN OFC EXP	.04	9
OTHER ADM EXP	.10	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.70	9
REAL ESTATE TAX	1.64	9
BUILDING INS	.19	9
PERS PROP TAX	.01	2
OTHER TAX	.06	8
LEASING EXPENSES	.50	8
ADV/PROMOTION	.07	8
COMM/FEES	.10	8
TENANT ALTS	.92	4
BUY-OUTS	.28	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.58	9
CLEANING	.04	5
REPAIR/MAINT	.41	5
RDS/GROUNDS	.14	2
SECURITY	.20	5
ADMINISTRATIVE	.47	9
TOTAL CONTRACTS	1.94	9
CLEANING	.91	8
REPAIR/MAINT	.47	5
RDS/GROUNDS	.02	2
SECURITY	.44	8
ADMINISTRATIVE	.37	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

40-49 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	141,350 SQ. FT.				138,960 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					15.29	13.91		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	15.29	13.91						
MISCELLANEOUS	2	.53	.53						
TOTAL INCOME	2	15.82	14.44						
EXPENSE									
CLEANING	4	2.35	2.11	.89	3.44	2.39	2.14	.89	3.54
REPAIR-MAINT	4	1.39	1.38	1.34	1.49	1.42	1.40	1.38	1.49
UTILITIES	4	2.19	2.40	1.25	3.15	2.23	2.46	1.25	3.24
RDS/GRNDS/SEC	4	1.37	1.25	.07	2.40	1.37	1.25	.07	2.40
ADMINISTRATIVE	4	.46	.48	.27	.70	.46	.48	.27	.70
TOTAL OPER EXP	4	7.77	7.65	4.40	10.60	7.90	7.72	4.40	10.90
FIXED EXPENSES	4	1.71	1.18	.85	2.27	1.71	1.18	.85	2.27
TOTAL OPER+FIX	4	9.48	9.36	6.35	11.78	9.61	9.56	6.35	12.08
LEASING EXP	1	.43	.43						
TOTAL PAYROLL	4	2.55	2.40	.42	4.18				
TOTAL CONTRACT	4	2.27	2.64	1.88	2.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7457	2
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	163	2
AVG % OFFICE OCCUPANCY	94.5	2
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	16.45	2
RENTABLE/GROSS SQFT	.89	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	2.11	4
PAYROLL	.55	2
CONTRACT	1.58	4
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.18	4
REPR/MAINT TOTAL	1.38	4
PAYROLL	1.03	3
ELEVATOR	.05	4
HVAC	.25	4
ELECTRICAL	.02	4
STRUCT/ROOF	.01	3
PLUMBING	.03	4
FIRE/LIFE SFTY	.07	2
OTHER MAINT/SUP	.07	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.40	4
ELECTRICAL	2.22	4
GAS	.16	3
FUEL OIL		
PURCH STEAM	.20	1
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	1.25	4
RDS/GNDS TOTAL	.20	4
RDS/GNDS PAYRL	.30	2
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.04	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	2.10	2
SEC PAYROLL	2.04	2
SEC CONTRACTS		
SEC OTHER	.05	2
ADMIN TOTAL	.48	4
PAYROLL	.26	3
MGMT FEES	.53	2
LEGAL FEES	.02	2
AUDIT FEES	.06	1
GEN OFC EXP	.01	2
OTHER ADM EXP	.02	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.18	4
REAL ESTATE TAX	.87	4
BUILDING INS	.31	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.43	1
ADV/PROMOTION		
COMM/FEES	.43	1
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.40	4
CLEANING	.56	2
REPAIR/MAINT	1.03	3
RDS/GROUNDS	.30	2
SECURITY	2.04	2
ADMINISTRATIVE	.26	3
TOTAL CONTRACTS	2.64	4
CLEANING	1.58	4
REPAIR/MAINT	.83	2
RDS/GROUNDS	.03	2
SECURITY		
ADMINISTRATIVE	.53	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

50 OR MORE YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS	2,857,490 SQ. FT.				2,811,217 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	26					10.96	9.31	6.21	14.40
RETAIL AREA	1	6.41	6.41						
OTHER AREA									
TOTAL RENT	26	10.96	9.84	6.21	13.93				
MISCELLANEOUS	13	.47	.12	.00	1.86				
TOTAL INCOME	28	8.11	9.06	6.93	13.94				
EXPENSE									
CLEANING	31	.90	.80	.63	1.14	.91	.80	.63	1.14
REPAIR-MAINT	31	.70	.68	.52	1.12	.71	.68	.52	1.12
UTILITIES	31	1.72	1.63	1.29	2.27	1.74	1.63	1.29	2.27
RDS/GRNDS/SEC	29	.76	.28	.19	.58	.76	.28	.19	.58
ADMINISTRATIVE	29	1.09	.59	.39	.87	1.09	.59	.39	.87
TOTAL OPER EXP	31	4.84	4.10	3.48	5.06	4.90	4.11	3.48	5.06
FIXED EXPENSES	30	1.24	1.23	.84	1.90	1.24	1.23	.84	1.90
TOTAL OPER+FIX	31	6.07	5.65	4.21	7.49	6.16	5.65	4.21	7.49
LEASING EXP	19	.35	.25	.07	1.00				
TOTAL PAYROLL	20	1.21	.36	.18	.66				
TOTAL CONTRACT	30	1.69	1.49	.89	2.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2994	23
AVG SQFT/RETAIL TENANT	2124	1
AVG SQFT/OFFICE WORKER	210	13
AVG % OFFICE OCCUPANCY	68.6	25
AVG % RETAIL OCCUPANCY	94.0	1
AVG $ RATE YR-END RENT	13.38	17
RENTABLE/GROSS SQFT	.88	14

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.80	31
PAYROLL	.32	10
CONTRACT	.62	27
SUP/MAT/MISC	.06	24
TRASH REMOVAL	.07	24
REPR/MAINT TOTAL	.68	31
PAYROLL	.30	22
ELEVATOR	.09	23
HVAC	.14	24
ELECTRICAL	.03	21
STRUCT/ROOF	.02	13
PLUMBING	.01	21
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.22	26

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.63	31
ELECTRICAL	1.45	30
GAS	.26	16
FUEL OIL	.06	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	29
RDS/GNDS/SEC TOTAL	.28	29
RDS/GNDS TOTAL	.24	23
RDS/GNDS PAYRL	.37	3
RDS/GNDS CONTR	.12	18
RDS/GNDS OTHER	.10	12

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	21
SEC PAYROLL	2.16	5
SEC CONTRACTS	.19	17
SEC OTHER	.03	5
ADMIN TOTAL	.60	29
PAYROLL	.34	9
MGMT FEES	.51	22
LEGAL FEES	.03	8
AUDIT FEES	.04	7
GEN OFC EXP	.05	16
OTHER ADM EXP	.04	13

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.23	30
REAL ESTATE TAX	.97	30
BUILDING INS	.24	29
PERS PROP TAX	.01	4
OTHER TAX	.06	7
LEASING EXPENSES	.24	18
ADV/PROMOTION	.03	15
COMM/FEES	.14	13
TENANT ALTS	.72	6
BUY-OUTS	.37	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.36	26
CLEANING	.32	10
REPAIR/MAINT	.30	22
RDS/GROUNDS	.37	3
SECURITY	2.16	5
ADMINISTRATIVE	.33	8
TOTAL CONTRACTS	1.49	30
CLEANING	.62	27
REPAIR/MAINT	.13	18
RDS/GROUNDS	.12	19
SECURITY	.19	17
ADMINISTRATIVE	.49	20

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	53 BLDS	6,171,924 SQ. FT.				5,529,777 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	47					8.81	8.66	6.18	13.74
RETAIL AREA	26	13.54	10.23	7.35	20.67				
OTHER AREA	6	1.30	2.65	.60	9.29				
TOTAL RENT	47	8.85	8.95	6.44	14.86				
MISCELLANEOUS	29	.46	.10	.02	.46				
TOTAL INCOME	47	9.15	8.97	6.83	14.86				
EXPENSE									
CLEANING	53	1.03	.73	.56	1.13	1.15	.81	.61	1.30
REPAIR-MAINT	53	1.35	1.09	.74	1.73	1.50	1.19	.75	1.93
UTILITIES	53	1.88	1.55	.96	1.94	2.03	1.69	1.07	1.99
RDS/GRNDS/SEC	47	.65	.20	.05	.53	.65	.20	.05	.53
ADMINISTRATIVE	51	.52	.57	.40	.88	.52	.57	.40	.88
TOTAL OPER EXP	53	5.37	4.29	3.63	6.02	5.92	4.93	3.70	6.71
FIXED EXPENSES	52	2.44	.97	.57	1.46	2.44	.97	.57	1.46
TOTAL OPER+FIX	53	7.65	5.98	4.20	7.77	8.29	6.27	4.37	8.48
LEASING EXP	41	.43	.31	.09	.68				
TOTAL PAYROLL	44	1.92	.72	.43	1.27				
TOTAL CONTRACT	51	.97	1.24	.82	2.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2527	46
AVG SQFT/RETAIL TENANT	1996	25
AVG SQFT/OFFICE WORKER	279	37
AVG % OFFICE OCCUPANCY	83.3	49
AVG % RETAIL OCCUPANCY	86.1	27
AVG $ RATE YR-END RENT	12.16	46
RENTABLE/GROSS SQFT	.84	39

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.73	53
PAYROLL	.33	14
CONTRACT	.62	50
SUP/MAT/MISC	.06	42
TRASH REMOVAL	.05	44
REPR/MAINT TOTAL	1.09	53
PAYROLL	.47	40
ELEVATOR	.15	53
HVAC	.14	46
ELECTRICAL	.04	45
STRUCT/ROOF	.04	22
PLUMBING	.03	44
FIRE/LIFE SFTY	.01	21
OTHER MAINT/SUP	.21	52

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.56	52
ELECTRICAL	1.13	52
GAS	.19	38
FUEL OIL	.08	4
PURCH STEAM	.46	16
PURCH CH WTR		
COAL		
WATER/SEWER	.07	49
RDS/GNDS/SEC TOTAL	.20	47
RDS/GNDS TOTAL	.03	26
RDS/GNDS PAYRL	.15	3
RDS/GNDS CONTR	.03	20
RDS/GNDS OTHER	.02	15

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.20	43
SEC PAYROLL	.28	13
SEC CONTRACTS	.08	36
SEC OTHER	.02	15
ADMIN TOTAL	.57	51
PAYROLL	.23	24
MGMT FEES	.44	39
LEGAL FEES	.03	24
AUDIT FEES	.04	16
GEN OFC EXP	.06	32
OTHER ADM EXP	.02	33

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.97	52
REAL ESTATE TAX	.66	50
BUILDING INS	.14	49
PERS PROP TAX	.02	9
OTHER TAX	.02	18
LEASING EXPENSES	.29	36
ADV/PROMOTION	.04	20
COMM/FEES	.12	23
TENANT ALTS	.14	25
BUY-OUTS	.44	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.72	44
CLEANING	.33	14
REPAIR/MAINT	.47	40
RDS/GROUNDS	.15	3
SECURITY	.28	13
ADMINISTRATIVE	.23	24
TOTAL CONTRACTS	1.24	51
CLEANING	.62	50
REPAIR/MAINT	.21	38
RDS/GROUNDS	.03	20
SECURITY	.08	39
ADMINISTRATIVE	.40	36

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

50 OR MORE YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	105 BLDS	16,731,389 SQ. FT.				15,500,883 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	98					11.31	10.98	7.67	13.86
RETAIL AREA	61	13.56	12.76	6.56	19.48				
OTHER AREA	18	6.90	3.71	1.67	6.75				
TOTAL RENT	101	11.29	10.89	7.61	14.33				
MISCELLANEOUS	66	.54	.12	.03	.48				
TOTAL INCOME	101	11.65	11.26	7.74	14.88				
EXPENSE									
CLEANING	105	1.19	1.01	.88	1.36	1.27	1.09	.74	1.50
REPAIR-MAINT	105	1.45	1.16	.83	1.70	1.55	1.26	.94	1.79
UTILITIES	105	1.56	1.43	1.08	1.85	1.62	1.44	1.12	1.92
RDS/GRNDS/SEC	98	.35	.30	.16	.50	.35	.30	.16	.50
ADMINISTRATIVE	104	.78	.72	.43	.98	.78	.72	.43	.98
TOTAL OPER EXP	105	5.31	4.79	3.76	6.03	5.63	5.04	4.12	6.25
FIXED EXPENSES	105	1.63	1.23	.69	2.16	1.63	1.23	.69	2.16
TOTAL OPER+FIX	105	6.94	6.18	4.96	8.21	7.26	6.45	5.25	8.57
LEASING EXP	91	.96	.46	.10	1.11				
TOTAL PAYROLL	95	1.20	.92	.46	1.48				
TOTAL CONTRACT	101	1.87	1.67	1.10	2.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3316	98
AVG SQFT/RETAIL TENANT	2478	66
AVG SQFT/OFFICE WORKER	243	85
AVG % OFFICE OCCUPANCY	89.3	102
AVG % RETAIL OCCUPANCY	91.2	68
AVG $ RATE YR-END RENT	14.33	98
RENTABLE/GROSS SQFT	.88	83

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.97	96
PAYROLL	.57	34
CONTRACT	.70	86
SUP/MAT/MISC	.07	82
TRASH REMOVAL	.05	79
REPR/MAINT TOTAL	1.09	96
PAYROLL	.48	76
ELEVATOR	.22	93
HVAC	.12	84
ELECTRICAL	.06	83
STRUCT/ROOF	.04	38
PLUMBING	.02	78
FIRE/LIFE SFTY	.02	39
OTHER MAINT/SUP	.20	87

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.43	96
ELECTRICAL	1.13	95
GAS	.11	62
FUEL OIL	.18	17
PURCH STEAM	.38	32
PURCH CH WTR	.16	3
COAL	.11	1
WATER/SEWER	.07	87
RDS/GNDS/SEC TOTAL	.30	86
RDS/GNDS TOTAL	.02	35
RDS/GNDS PAYRL	.07	7
RDS/GNDS CONTR	.02	21
RDS/GNDS OTHER	.01	21

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	86
SEC PAYROLL	.21	29
SEC CONTRACTS	.21	75
SEC OTHER	.01	21
ADMIN TOTAL	.96	93
PAYROLL	.31	57
MGMT FEES	.42	73
LEGAL FEES	.04	52
AUDIT FEES	.03	40
GEN OFC EXP	.05	71
OTHER ADM EXP	.03	59

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.11	97
REAL ESTATE TAX	.94	93
BUILDING INS	.19	94
PERS PROP TAX	.00	18
OTHER TAX	.03	30
LEASING EXPENSES	.46	85
ADV/PROMOTION	.02	47
COMM/FEES	.13	59
TENANT ALTS	.45	86
BUY-OUTS	.37	3

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.92	91
CLEANING	.56	35
REPAIR/MAINT	.48	78
RDS/GROUNDS	.10	8
SECURITY	.21	30
ADMINISTRATIVE	.31	61
TOTAL CONTRACTS	1.65	94
CLEANING	.71	86
REPAIR/MAINT	.36	79
RDS/GROUNDS	.02	23
SECURITY	.21	77
ADMINISTRATIVE	.48	78

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	37 BLDS	11,804,422 SQ. FT.				11,194,082 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	32					9.42	11.58	6.75	14.90
RETAIL AREA	20	17.95	21.47	13.95	30.12				
OTHER AREA	11	4.31	4.25	.88	10.68				
TOTAL RENT	34	8.86	11.50	6.13	15.03				
MISCELLANEOUS	27	1.10	.41	.03	1.54				
TOTAL INCOME	35	9.50	11.98	6.22	15.45				
EXPENSE									
CLEANING	37	1.78	1.47	.85	1.79	1.86	1.55	.89	1.84
REPAIR-MAINT	37	1.81	1.41	.95	2.02	1.90	1.53	1.07	2.02
UTILITIES	37	1.94	1.87	1.43	2.39	2.01	1.90	1.52	2.41
RDS/GRNDS/SEC	34	.36	.26	.21	.42	.36	.26	.21	.42
ADMINISTRATIVE	35	.99	.86	.46	1.25	.99	.86	.46	1.25
TOTAL OPER EXP	37	6.80	6.45	4.32	7.68	7.11	6.74	4.86	7.68
FIXED EXPENSES	36	2.05	1.64	.98	2.17	2.05	1.64	.98	2.17
TOTAL OPER+FIX	37	8.80	7.94	5.48	10.13	9.10	8.34	5.69	10.43
LEASING EXP	25	.95	.61	.14	1.36				
TOTAL PAYROLL	36	2.34	1.68	.75	3.06				
TOTAL CONTRACT	37	1.44	1.15	.41	2.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5252	31
AVG SQFT/RETAIL TENANT	2309	23
AVG SQFT/OFFICE WORKER	224	29
AVG % OFFICE OCCUPANCY	91.6	36
AVG % RETAIL OCCUPANCY	91.3	24
AVG $ RATE YR-END RENT	16.77	31
RENTABLE/GROSS SQFT	.90	25

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.44	36
PAYROLL	1.34	20
CONTRACT	.47	34
SUP/MAT/MISC	.07	31
TRASH REMOVAL	.06	34
REPR/MAINT TOTAL	1.41	35
PAYROLL	.65	31
ELEVATOR	.21	34
HVAC	.12	31
ELECTRICAL	.04	31
STRUCT/ROOF	.08	13
PLUMBING	.03	28
FIRE/LIFE SFTY	.02	22
OTHER MAINT/SUP	.17	32

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.80	36
ELECTRICAL	1.41	35
GAS	.19	23
FUEL OIL	.09	4
PURCH STEAM	.54	14
PURCH CH WTR	.00	1
COAL		
WATER/SEWER	.09	34
RDS/GNDS/SEC TOTAL	.26	33
RDS/GNDS TOTAL	.02	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	5
RDS/GNDS OTHER	.07	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	33
SEC PAYROLL	.23	15
SEC CONTRACTS	.23	24
SEC OTHER	.01	7
ADMIN TOTAL	.86	33
PAYROLL	.35	25
MGMT FEES	.40	22
LEGAL FEES	.04	20
AUDIT FEES	.03	11
GEN OFC EXP	.06	28
OTHER ADM EXP	.06	23

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.63	36
REAL ESTATE TAX	1.29	35
BUILDING INS	.25	32
PERS PROP TAX	.02	5
OTHER TAX	.05	17
LEASING EXPENSES	.55	24
ADV/PROMOTION	.02	16
COMM/FEES	.05	18
TENANT ALTS	.80	22
BUY-OUTS	.00	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.72	36
CLEANING	1.34	20
REPAIR/MAINT	.64	32
RDS/GROUNDS		
SECURITY	.23	15
ADMINISTRATIVE	.33	20
TOTAL CONTRACTS	1.15	37
CLEANING	.47	34
REPAIR/MAINT	.38	35
RDS/GROUNDS	.02	5
SECURITY	.23	24
ADMINISTRATIVE	.36	22

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

50 OR MORE YEARS 30-39 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,540,179 SQ. FT.				3,302,464 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					14.91	13.66	10.97	19.92
RETAIL AREA	5	18.23	14.03	11.38	34.38				
OTHER AREA	3	13.10	12.57						
TOTAL RENT	6	15.05	13.63	11.43	20.18				
MISCELLANEOUS	6	3.27	.95	.19	7.90				
TOTAL INCOME	6	18.32	17.69	14.20	22.38				
EXPENSE									
CLEANING	9	1.82	1.74	1.15	2.08	1.90	1.79	1.21	2.18
REPAIR-MAINT	9	3.21	2.35	1.53	3.23	3.32	2.44	1.60	3.38
UTILITIES	9	2.85	2.28	1.64	3.24	2.90	2.34	1.70	3.24
RDS/GRNDS/SEC	9	.36	.31	.20	.75	.36	.31	.20	.75
ADMINISTRATIVE	9	1.15	.85	.34	1.08	1.15	.85	.34	1.08
TOTAL OPER EXP	9	9.39	7.93	6.08	9.03	9.68	8.31	6.21	9.30
FIXED EXPENSES	9	3.19	2.28	1.21	3.76	3.19	2.28	1.21	3.76
TOTAL OPER+FIX	9	12.56	10.25	8.32	11.32	12.87	10.59	8.46	11.76
LEASING EXP	7	1.59	1.18	.68	1.79				
TOTAL PAYROLL	9	3.76	1.90	1.23	3.73				
TOTAL CONTRACT	8	1.60	2.34	.86	2.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4385	7
AVG SQFT/RETAIL TENANT	4899	5
AVG SQFT/OFFICE WORKER	234	7
AVG % OFFICE OCCUPANCY	93.3	9
AVG % RETAIL OCCUPANCY	97.4	6
AVG $ RATE YR-END RENT	19.44	8
RENTABLE/GROSS SQFT	.92	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.79	8
PAYROLL	.92	6
CONTRACT	1.10	8
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.05	7
REPR/MAINT TOTAL	2.49	8
PAYROLL	1.13	8
ELEVATOR	.37	8
HVAC	.20	8
ELECTRICAL	.05	8
STRUCT/ROOF	.11	4
PLUMBING	.01	8
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.27	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.40	8
ELECTRICAL	1.86	8
GAS	.41	5
FUEL OIL	.03	1
PURCH STEAM	.61	4
PURCH CH WTR		
COAL		
WATER/SEWER	.07	8
RDS/GNDS/SEC TOTAL	.33	8
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL	.09	1
RDS/GNDS CONTR	.34	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.30	8
SEC PAYROLL	.31	5
SEC CONTRACTS	.24	5
SEC OTHER	.04	1
ADMIN TOTAL	.87	8
PAYROLL	.37	6
MGMT FEES	.27	5
LEGAL FEES	.08	4
AUDIT FEES	.01	1
GEN OFC EXP	.09	7
OTHER ADM EXP	.05	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.33	8
REAL ESTATE TAX	2.08	8
BUILDING INS	.33	7
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	1.18	7
ADV/PROMOTION	.04	6
COMM/FEES	.22	5
TENANT ALTS	.82	7
BUY-OUTS	.05	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.21	8
CLEANING	.92	6
REPAIR/MAINT	1.13	8
RDS/GROUNDS	.09	1
SECURITY	.31	5
ADMINISTRATIVE	.37	6
TOTAL CONTRACTS	2.34	8
CLEANING	1.10	8
REPAIR/MAINT	.41	7
RDS/GROUNDS	.34	2
SECURITY	.24	5
ADMINISTRATIVE	.31	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 40-49 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	5,092,506 SQ. FT.				4,862,012 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					14.98	13.49	10.26	16.66
RETAIL AREA	2	6.57	5.13						
OTHER AREA									
TOTAL RENT	7	14.99	13.37	9.25	16.42				
MISCELLANEOUS	6	.86	.74	.35	1.40				
TOTAL INCOME	7	15.79	14.18	9.25	18.15				
EXPENSE									
CLEANING	7	1.55	1.54	.86	1.66	1.61	1.58	.86	1.73
REPAIR-MAINT	7	2.23	1.66	1.35	2.10	2.33	1.70	1.39	2.18
UTILITIES	7	2.28	1.74	1.59	2.58	2.37	1.79	1.60	2.59
RDS/GRNDS/SEC	7	.52	.32	.23	.36	.52	.32	.23	.36
ADMINISTRATIVE	7	.61	.65	.38	.98	.61	.65	.38	.98
TOTAL OPER EXP	7	7.19	5.96	4.88	6.48	7.50	6.01	5.03	6.72
FIXED EXPENSES	7	3.17	2.04	.93	4.18	3.17	2.04	.93	4.18
TOTAL OPER + FIX	7	10.37	7.99	5.57	10.71	10.67	8.05	5.72	10.96
LEASING EXP	6	1.20	.98	.13	2.32				
TOTAL PAYROLL	7	2.05	1.30	.68	2.66				
TOTAL CONTRACT	6	1.65	1.61	1.14	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4512	7
AVG SQFT/RETAIL TENANT	1772	6
AVG SQFT/OFFICE WORKER	259	7
AVG % OFFICE OCCUPANCY	94.4	7
AVG % RETAIL OCCUPANCY	97.2	6
AVG $ RATE YR-END RENT	19.54	6
RENTABLE/GROSS SQFT	.98	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.26	6
PAYROLL	.79	2
CONTRACT	.73	6
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	1.52	6
PAYROLL	.74	5
ELEVATOR	.29	5
HVAC	.14	5
ELECTRICAL	.06	6
STRUCT/ROOF	.12	1
PLUMBING	.03	5
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.38	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.73	6
ELECTRICAL	1.34	6
GAS	.33	3
FUEL OIL		
PURCH STEAM	.43	2
PURCH CH WTR	.39	1
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.31	6
RDS/GNDS TOTAL	.02	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.31	6
SEC PAYROLL	.26	4
SEC CONTRACTS	.30	3
SEC OTHER	.00	1
ADMIN TOTAL	.67	6
PAYROLL	.25	5
MGMT FEES	.44	4
LEGAL FEES	.04	6
AUDIT FEES	.03	3
GEN OFC EXP	.04	5
OTHER ADM EXP	.14	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.57	6
REAL ESTATE TAX	1.39	6
BUILDING INS	.32	6
PERS PROP TAX		
OTHER TAX	.04	2
LEASING EXPENSES	.98	6
ADV/PROMOTION	.06	4
COMM/FEES	.06	5
TENANT ALTS	1.60	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.28	6
CLEANING	.79	2
REPAIR/MAINT	.74	5
RDS/GROUNDS		
SECURITY	.26	4
ADMINISTRATIVE	.25	5
TOTAL CONTRACTS	1.61	6
CLEANING	.73	6
REPAIR/MAINT	.30	4
RDS/GROUNDS	.02	1
SECURITY	.26	4
ADMINISTRATIVE	.44	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

50 OR MORE YEARS 50 OR MORE STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,452,453 SQ. FT.				2,322,884 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					6.78	7.67		
RETAIL AREA	1	88.28	88.28						
OTHER AREA									
TOTAL RENT	3	6.64	7.55						
MISCELLANEOUS	2	.73	.94						
TOTAL INCOME	3	7.10	7.58						
EXPENSE									
CLEANING	3	1.49	.85			1.57	.97		
REPAIR-MAINT	3	1.33	.88			1.40	1.01		
UTILITIES	3	2.15	1.62			2.26	1.86		
RDS/GRNDS/SEC	3	.24	.24			.24	.24		
ADMINISTRATIVE	3	.28	.23			.28	.23		
TOTAL OPER EXP	3	5.49	3.91			5.78	4.46		
FIXED EXPENSES	3	3.21	1.48			3.21	1.48		
TOTAL OPER + FIX	3	8.70	5.38			9.00	5.94		
LEASING EXP	3	.20	.15						
TOTAL PAYROLL	3	1.81	.67						
TOTAL CONTRACT	3	.93	.91						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8290	3
AVG SQFT/RETAIL TENANT	4343	2
AVG SQFT/OFFICE WORKER	284	3
AVG % OFFICE OCCUPANCY	81.7	3
AVG % RETAIL OCCUPANCY	85.7	2
AVG $ RATE YR-END RENT	22.67	3
RENTABLE/GROSS SQFT	.94	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.85	3
PAYROLL	1.15	2
CONTRACT	.44	3
SUP/MAT/MISC	.13	2
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.88	3
PAYROLL	.41	3
ELEVATOR	.24	3
HVAC	.08	3
ELECTRICAL	.04	3
STRUCT/ROOF	.01	1
PLUMBING	.01	3
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.08	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.62	3
ELECTRICAL	1.13	3
GAS	.28	2
FUEL OIL		
PURCH STEAM	.59	2
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	.24	3
RDS/GNDS TOTAL	.01	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	1
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	3
SEC PAYROLL	.19	2
SEC CONTRACTS	.19	2
SEC OTHER	.01	2
ADMIN TOTAL	.23	3
PAYROLL	.19	3
MGMT FEES	.10	1
LEGAL FEES	.01	3
AUDIT FEES	.01	1
GEN OFC EXP	.06	2
OTHER ADM EXP	.02	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.48	3
REAL ESTATE TAX	1.20	3
BUILDING INS	.27	3
PERS PROP TAX		
OTHER TAX	.02	1
LEASING EXPENSES	.15	3
ADV/PROMOTION	.07	2
COMM/FEES	.12	3
TENANT ALTS	.04	2
BUY-OUTS	.01	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.67	3
CLEANING	1.15	2
REPAIR/MAINT	.41	3
RDS/GROUNDS		
SECURITY	.19	2
ADMINISTRATIVE	.19	3
TOTAL CONTRACTS	.91	3
CLEANING	.44	3
REPAIR/MAINT	.47	2
RDS/GROUNDS	.01	1
SECURITY	.19	2
ADMINISTRATIVE	.07	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1032 BLDS	243,744,640 SQ. FT.				237,847,028 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	946					14.40	12.48	9.03	16.27
RETAIL AREA	197	15.77	14.61	9.44	21.55				
OTHER AREA	57	17.75	8.78	2.21	16.22				
TOTAL RENT	957	14.58	12.64	9.14	16.53				
MISCELLANEOUS	660	.62	.12	.03	.44				
TOTAL INCOME	965	14.89	13.00	9.31	16.94				
EXPENSE									
CLEANING	1011	.77	.68	.55	.84	.78	.69	.56	.86
REPAIR-MAINT	1014	.86	.69	.49	.92	.88	.69	.50	.95
UTILITIES	1012	1.40	1.38	1.12	1.72	1.41	1.40	1.12	1.74
RDS/GRNDS/SEC	991	.38	.31	.20	.46	.38	.31	.20	.46
ADMINISTRATIVE	1023	.80	.68	.51	.94	.80	.68	.51	.94
TOTAL OPER EXP	1003	4.20	3.96	3.31	4.53	4.12	3.99	3.35	4.64
FIXED EXPENSES	1001	2.24	1.50	1.10	2.14	2.24	1.50	1.10	2.14
TOTAL OPER+FIX	1002	6.43	5.44	4.61	6.55	6.43	5.51	4.63	6.68
LEASING EXP	796	1.05	.32	.09	1.07				
TOTAL PAYROLL	839	.66	.48	.29	.72				
TOTAL CONTRACT	995	1.57	1.47	1.10	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9873	951
AVG SQFT/RETAIL TENANT	2874	224
AVG SQFT/OFFICE WORKER	270	740
AVG % OFFICE OCCUPANCY	86.1	1012
AVG % RETAIL OCCUPANCY	83.6	234
AVG $ RATE YR-END RENT	16.02	921
RENTABLE/GROSS SQFT	.89	829

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.68**	**939**
PAYROLL	.10	172
CONTRACT	.57	900
SUP/MAT/MISC	.06	745
TRASH REMOVAL	.04	625
REPR/MAINT TOTAL	**.66**	**938**
PAYROLL	.26	657
ELEVATOR	.09	880
HVAC	.10	902
ELECTRICAL	.03	774
STRUCT/ROOF	.02	396
PLUMBING	.01	675
FIRE/LIFE SFTY	.02	490
OTHER MAINT/SUP	.14	889

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.39**	**922**
ELECTRICAL	1.26	916
GAS	.10	331
FUEL OIL	.00	90
PURCH STEAM	.24	41
PURCH CH WTR	.45	23
COAL	.04	8
WATER/SEWER	.06	873
RDS/GNDS/SEC TOTAL	**.31**	**904**
RDS/GNDS TOTAL	.14	830
RDS/GNDS PAYRL	.06	101
RDS/GNDS CONTR	.12	740
RDS/GNDS OTHER	.03	469

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.17	791
SEC PAYROLL	.23	137
SEC CONTRACTS	.14	701
SEC OTHER	.01	254
ADMIN TOTAL	**.70**	**930**
PAYROLL	.23	537
MGMT FEES	.46	853
LEGAL FEES	.02	498
AUDIT FEES	.03	412
GEN OFC EXP	.05	680
OTHER ADM EXP	.03	628

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.51**	**927**
REAL ESTATE TAX	1.31	907
BUILDING INS	.17	897
PERS PROP TAX	.00	164
OTHER TAX	.04	206
LEASING EXPENSES	**.38**	**724**
ADV/PROMOTION	.03	517
COMM/FEES	.22	520
TENANT ALTS	.31	485
BUY-OUTS	.22	64

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.48**	**768**
CLEANING	.11	176
REPAIR/MAINT	.26	662
RDS/GROUNDS	.06	104
SECURITY	.23	143
ADMINISTRATIVE	.23	519
TOTAL CONTRACTS	**1.52**	**918**
CLEANING	.57	903
REPAIR/MAINT	.27	728
RDS/GROUNDS	.12	755
SECURITY	.14	714
ADMINISTRATIVE	.50	789

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

0-9 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	212 BLDS	6,303,047 SQ. FT.				6,166,333 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	202					11.47	11.41	8.17	13.86
RETAIL AREA	14	13.31	12.38	8.64	25.53				
OTHER AREA	2	7.27	10.77						
TOTAL RENT	202	11.64	11.46	8.17	13.98				
MISCELLANEOUS	103	.61	.14	.03	.47				
TOTAL INCOME	202	11.97	11.77	8.46	14.20				
EXPENSE									
CLEANING	208	.70	.67	.51	.81	.72	.68	.54	.83
REPAIR-MAINT	210	.65	.60	.39	.85	.66	.61	.40	.85
UTILITIES	209	1.45	1.48	1.10	1.87	1.47	1.50	1.11	1.93
RDS/GRNDS/SEC	203	.32	.26	.16	.40	.32	.26	.16	.40
ADMINISTRATIVE	205	.73	.65	.45	.88	.73	.65	.45	.88
TOTAL OPER EXP	208	3.85	3.71	3.23	4.45	3.85	3.79	3.30	4.49
FIXED EXPENSES	208	1.57	1.30	.95	1.83	1.57	1.30	.95	1.83
TOTAL OPER+FIX	208	5.40	5.06	4.26	6.17	5.43	5.09	4.29	6.34
LEASING EXP	151	1.09	.36	.09	.90				
TOTAL PAYROLL	124	.46	.25	.11	.55				
TOTAL CONTRACT	207	1.55	1.53	1.08	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3241	200
AVG SQFT/RETAIL TENANT	2329	15
AVG SQFT/OFFICE WORKER	248	149
AVG % OFFICE OCCUPANCY	87.9	208
AVG % RETAIL OCCUPANCY	80.8	17
AVG $ RATE YR-END RENT	13.42	184
RENTABLE/GROSS SQFT	.94	181

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.67**	**197**
PAYROLL	.37	19
CONTRACT	.54	189
SUP/MAT/MISC	.07	141
TRASH REMOVAL	.05	169
REPR/MAINT TOTAL	**.61**	**194**
PAYROLL	.19	84
ELEVATOR	.06	156
HVAC	.16	182
ELECTRICAL	.03	148
STRUCT/ROOF	.03	78
PLUMBING	.01	117
FIRE/LIFE SFTY	.02	72
OTHER MAINT/SUP	.15	182

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.50**	**195**
ELECTRICAL	1.33	191
GAS	.14	82
FUEL OIL	.21	3
PURCH STEAM	.35	3
PURCH CH WTR		
COAL	.11	2
WATER/SEWER	.07	184
RDS/GNDS/SEC TOTAL	**.28**	**191**
RDS/GNDS TOTAL	.23	178
RDS/GNDS PAYRL	.12	12
RDS/GNDS CONTR	.20	163
RDS/GNDS OTHER	.04	90

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.08	127
SEC PAYROLL	.09	7
SEC CONTRACTS	.06	114
SEC OTHER	.02	25
ADMIN TOTAL	**.65**	**194**
PAYROLL	.21	52
MGMT FEES	.49	181
LEGAL FEES	.03	76
AUDIT FEES	.06	73
GEN OFC EXP	.03	107
OTHER ADM EXP	.03	102

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.32**	**196**
REAL ESTATE TAX	1.13	190
BUILDING INS	.18	194
PERS PROP TAX	.01	11
OTHER TAX	.06	32
LEASING EXPENSES	**.41**	**139**
ADV/PROMOTION	.03	71
COMM/FEES	.27	103
TENANT ALTS	.38	72
BUY-OUTS	.37	8

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.26**	**115**
CLEANING	.42	20
REPAIR/MAINT	.19	66
RDS/GROUNDS	.06	13
SECURITY	.14	8
ADMINISTRATIVE	.21	54
TOTAL CONTRACTS	**1.53**	**196**
CLEANING	.54	190
REPAIR/MAINT	.30	140
RDS/GROUNDS	.20	168
SECURITY	.06	118
ADMINISTRATIVE	.56	159

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	237 BLDS	17,532,044 SQ. FT.				17,379,711 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	228					11.85	11.32	8.79	14.82
RETAIL AREA	16	14.83	14.36	11.15	19.47				
OTHER AREA	2	1.26	1.99						
TOTAL RENT	230	12.08	11.59	8.99	14.87				
MISCELLANEOUS	155	.35	.09	.02	.29				
TOTAL INCOME	230	12.32	11.90	9.35	15.23				
EXPENSE									
CLEANING	230	.69	.67	.54	.82	.69	.68	.54	.83
REPAIR-MAINT	235	.63	.60	.42	.80	.63	.60	.43	.80
UTILITIES	233	1.47	1.43	1.14	1.75	1.48	1.45	1.14	1.75
RDS/GRNDS/SEC	232	.33	.26	.17	.43	.33	.26	.17	.43
ADMINISTRATIVE	235	.76	.66	.49	.89	.76	.66	.49	.89
TOTAL OPER EXP	230	3.91	3.76	3.16	4.45	3.84	3.78	3.19	4.50
FIXED EXPENSES	230	1.53	1.36	1.02	2.03	1.53	1.36	1.02	2.03
TOTAL OPER+FIX	230	5.41	5.24	4.51	6.12	5.37	5.28	4.51	6.22
LEASING EXP	186	.92	.30	.08	1.05				
TOTAL PAYROLL	185	.53	.39	.24	.60				
TOTAL CONTRACT	234	1.49	1.43	1.07	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5325	229
AVG SQFT/RETAIL TENANT	2299	17
AVG SQFT/OFFICE WORKER	163	162
AVG % OFFICE OCCUPANCY	86.0	233
AVG % RETAIL OCCUPANCY	87.6	17
AVG $ RATE YR-END RENT	14.53	213
RENTABLE/GROSS SQFT	.59	186

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.68**	**208**
PAYROLL	.08	35
CONTRACT	.57	204
SUP/MAT/MISC	.06	163
TRASH REMOVAL	.04	186
REPR/MAINT TOTAL	**.61**	**210**
PAYROLL	.23	137
ELEVATOR	.06	198
HVAC	.12	204
ELECTRICAL	.03	178
STRUCT/ROOF	.02	88
PLUMBING	.01	154
FIRE/LIFE SFTY	.01	109
OTHER MAINT/SUP	.13	201

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.44**	**202**
ELECTRICAL	1.34	202
GAS	.12	74
FUEL OIL	.02	6
PURCH STEAM	.25	6
PURCH CH WTR	.75	1
COAL	.06	2
WATER/SEWER	.05	192
RDS/GNDS/SEC TOTAL	**.28**	**204**
RDS/GNDS TOTAL	.18	189
RDS/GNDS PAYRL	.04	29
RDS/GNDS CONTR	.16	179
RDS/GNDS OTHER	.03	108

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	172
SEC PAYROLL	.17	20
SEC CONTRACTS	.07	149
SEC OTHER	.02	52
ADMIN TOTAL	**.68**	**205**
PAYROLL	.27	92
MGMT FEES	.48	194
LEGAL FEES	.02	96
AUDIT FEES	.03	73
GEN OFC EXP	.04	133
OTHER ADM EXP	.03	123

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.36**	**204**
REAL ESTATE TAX	1.17	202
BUILDING INS	.15	195
PERS PROP TAX	.00	19
OTHER TAX	.05	33
LEASING EXPENSES	**.38**	**161**
ADV/PROMOTION	.03	111
COMM/FEES	.21	123
TENANT ALTS	.44	110
BUY-OUTS	.14	3

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.40**	**186**
CLEANING	.09	36
REPAIR/MAINT	.23	138
RDS/GROUNDS	.03	28
SECURITY	.16	21
ADMINISTRATIVE	.27	93
TOTAL CONTRACTS	**1.46**	**210**
CLEANING	.56	204
REPAIR/MAINT	.24	164
RDS/GROUNDS	.16	181
SECURITY	.08	151
ADMINISTRATIVE	.52	180

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

0-9 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	357 BLDS	63,512,266 SQ. FT.				62,226,635 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	337					13.65	13.29	9.40	17.05
RETAIL AREA	72	16.05	14.37	9.27	22.90				
OTHER AREA	18	16.74	8.88	3.38	21.72				
TOTAL RENT	342	13.99	13.47	9.43	17.42				
MISCELLANEOUS	253	.41	.11	.02	.38				
TOTAL INCOME	344	14.42	13.88	9.77	17.65				
EXPENSE									
CLEANING	353	.75	.69	.55	.86	.76	.69	.56	.87
REPAIR-MAINT	356	.78	.71	.50	.91	.79	.71	.50	.93
UTILITIES	350	1.43	1.33	1.11	1.62	1.44	1.34	1.12	1.63
RDS/GRNDS/SEC	358	.40	.33	.22	.49	.40	.33	.22	.49
ADMINISTRATIVE	358	.81	.74	.55	.95	.81	.74	.55	.95
TOTAL OPER EXP	353	4.16	3.99	3.34	4.58	4.17	4.02	3.35	4.68
FIXED EXPENSES	352	1.82	1.60	1.19	2.19	1.82	1.60	1.19	2.19
TOTAL OPER+FIX	353	5.96	5.53	4.67	6.80	5.96	5.53	4.67	6.85
LEASING EXP	294	1.12	.31	.08	1.27				
TOTAL PAYROLL	336	.60	.49	.34	.72				
TOTAL CONTRACT	354	1.59	1.51	1.13	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8229	337
AVG SQFT/RETAIL TENANT	2776	73
AVG SQFT/OFFICE WORKER	285	257
AVG % OFFICE OCCUPANCY	86.4	351
AVG % RETAIL OCCUPANCY	87.1	75
AVG $ RATE YR-END RENT	16.53	334
RENTABLE/GROSS SQFT	.93	296

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.69**	**321**
PAYROLL	.10	69
CONTRACT	.57	319
SUP/MAT/MISC	.05	277
TRASH REMOVAL	.04	295
REPR/MAINT TOTAL	**.71**	**323**
PAYROLL	.26	273
ELEVATOR	.10	316
HVAC	.09	315
ELECTRICAL	.03	281
STRUCT/ROOF	.02	146
PLUMBING	.01	251
FIRE/LIFE SFTY	.02	188
OTHER MAINT/SUP	.13	307

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.34**	**313**
ELECTRICAL	1.25	312
GAS	.08	99
FUEL OIL	.00	30
PURCH STEAM	.30	9
PURCH CH WTR	.40	10
COAL	.04	3
WATER/SEWER	.06	297
RDS/GNDS/SEC TOTAL	**.33**	**323**
RDS/GNDS TOTAL	.13	293
RDS/GNDS PAYRL	.08	34
RDS/GNDS CONTR	.11	256
RDS/GNDS OTHER	.04	178

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	310
SEC PAYROLL	.19	49
SEC CONTRACTS	.16	279
SEC OTHER	.01	93
ADMIN TOTAL	**.75**	**321**
PAYROLL	.24	215
MGMT FEES	.45	295
LEGAL FEES	.03	195
AUDIT FEES	.03	140
GEN OFC EXP	.05	260
OTHER ADM EXP	.02	240

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.61**	**317**
REAL ESTATE TAX	1.38	308
BUILDING INS	.17	307
PERS PROP TAX	.01	75
OTHER TAX	.05	70
LEASING EXPENSES	**.41**	**290**
ADV/PROMOTION	.04	206
COMM/FEES	.26	187
TENANT ALTS	.42	179
BUY-OUTS	.22	25

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.60**	**303**
CLEANING	.10	70
REPAIR/MAINT	.26	274
RDS/GROUNDS	.06	37
SECURITY	.26	53
ADMINISTRATIVE	.24	216
TOTAL CONTRACTS	**1.53**	**322**
CLEANING	.58	320
REPAIR/MAINT	.24	272
RDS/GROUNDS	.11	260
SECURITY	.17	284
ADMINISTRATIVE	.50	284

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	132 BLDS	55,384,907 SQ. FT.				53,390,853 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	120					14.35	13.78	9.63	18.39
RETAIL AREA	59	15.85	14.91	9.70	18.81				
OTHER AREA	21	11.06	9.69	2.53	24.31				
TOTAL RENT	122	14.38	13.78	9.63	18.54				
MISCELLANEOUS	100	.63	.14	.03	.52				
TOTAL INCOME	125	14.72	14.58	9.81	18.93				
EXPENSE									
CLEANING	129	.76	.67	.57	.85	.78	.68	58	.92
REPAIR-MAINT	129	.90	84	.64	1.04	.92	.86	.67	1.09
UTILITIES	129	1.40	1.34	1.12	1.64	1.42	1.35	1.14	1.65
RDS/GRNDS/SEC	129	.39	.35	.25	.49	.39	.35	.25	.49
ADMINISTRATIVE	131	.81	.74	.52	1.11	.81	.74	.52	1.11
TOTAL OPER EXP	129	4.26	4.18	3.60	4.68	4.28	4.29	3.76	4.83
FIXED EXPENSES	126	1.93	1.68	1.23	2.19	1.93	1.68	1.23	2.19
TOTAL OPER+FIX	130	6.17	5.87	4.87	7.08	6.33	5.87	4.93	7.15
LEASING EXP	99	1.53	.42	.15	1.40				
TOTAL PAYROLL	124	.72	.61	.44	.90				
TOTAL CONTRACT	129	1.62	1.46	1.13	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11145	120
AVG SQFT/RETAIL TENANT	3093	72
AVG SQFT/OFFICE WORKER	278	106
AVG % OFFICE OCCUPANCY	84.8	129
AVG % RETAIL OCCUPANCY	81.9	73
AVG $ RATE YR-END RENT	18.86	118
RENTABLE/GROSS SQFT	.91	110

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.67**	**126**
PAYROLL	.08	31
CONTRACT	.58	123
SUP/MAT/MISC	.05	105
TRASH REMOVAL	.03	113
REPR/MAINT TOTAL	**.84**	**126**
PAYROLL	.32	107
ELEVATOR	.16	125
HVAC	.07	120
ELECTRICAL	.03	112
STRUCT/ROOF	.03	56
PLUMBING	.01	101
FIRE/LIFE SFTY	.02	80
OTHER MAINT/SUP	.13	119

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.34**	**125**
ELECTRICAL	1.21	124
GAS	.06	51
FUEL OIL	.00	22
PURCH STEAM	.20	12
PURCH CH WTR	.37	9
COAL	.01	1
WATER/SEWER	.05	117
RDS/GNDS/SEC TOTAL	**.35**	**123**
RDS/GNDS TOTAL	.07	113
RDS/GNDS PAYRL	.04	17
RDS/GNDS CONTR	.05	96
RDS/GNDS OTHER	.03	65

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.27	120
SEC PAYROLL	.26	39
SEC CONTRACTS	.22	102
SEC OTHER	.02	53
ADMIN TOTAL	**.74**	**123**
PAYROLL	.21	99
MGMT FEES	.41	104
LEGAL FEES	.02	68
AUDIT FEES	.03	68
GEN OFC EXP	.07	105
OTHER ADM EXP	.04	92

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.70**	**123**
REAL ESTATE TAX	1.51	122
BUILDING INS	.17	119
PERS PROP TAX	.00	42
OTHER TAX	.03	32
LEASING EXPENSES	**.42**	**96**
ADV/PROMOTION	.03	80
COMM/FEES	.19	69
TENANT ALTS	.55	67
BUY-OUTS	.20	23

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.60**	**119**
CLEANING	.08	32
REPAIR/MAINT	.32	107
RDS/GROUNDS	.04	17
SECURITY	.26	39
ADMINISTRATIVE	.21	97
TOTAL CONTRACTS	**1.40**	**124**
CLEANING	.58	123
REPAIR/MAINT	.28	103
RDS/GROUNDS	.06	99
SECURITY	.22	104
ADMINISTRATIVE	.47	106

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

0-9 YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	84 BLDS	101,012,376 SQ. FT.				96,383,496 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	59					16.26	16.34	9.14	21.42
RETAIL AREA	36	15.74	15.60	9.09	22.66				
OTHER AREA	14	21.19	7.76	.58	15.55				
TOTAL RENT	61	16.32	16.34	9.36	21.81				
MISCELLANEOUS	49	.86	.31	.10	.74				
TOTAL INCOME	84	15.97	15.02	8.92	21.46				
EXPENSE									
CLEANING	91	.81	.67	.57	.98	.82	.70	.58	1.01
REPAIR-MAINT	84	.96	.90	.67	1.17	.97	.95	.68	1.19
UTILITIES	91	1.36	1.32	1.06	1.70	1.37	1.35	1.05	1.77
RDS/GRNDS/SEC	69	.37	.30	.22	.48	.37	.30	.22	.48
ADMINISTRATIVE	94	.81	.72	.49	1.00	.81	.72	.49	1.00
TOTAL OPER EXP	83	4.27	4.07	3.45	4.78	4.07	4.14	3.45	5.19
FIXED EXPENSES	85	2.90	1.89	1.56	3.10	2.90	1.89	1.56	3.10
TOTAL OPER+FIX	81	7.25	5.96	5.08	8.26	7.08	6.04	5.14	8.35
LEASING EXP	68	.74	.24	.07	.58				
TOTAL PAYROLL	70	.71	.57	.37	.85				
TOTAL CONTRACT	71	1.53	1.35	1.05	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20008	65
AVG SQFT/RETAIL TENANT	2828	47
AVG SQFT/OFFICE WORKER	293	64
AVG % OFFICE OCCUPANCY	86.6	91
AVG % RETAIL OCCUPANCY	83.3	52
AVG $ RATE YR-END RENT	20.03	72
RENTABLE/GROSS SQFT	.92	56

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.67**	**87**
PAYROLL	.09	18
CONTRACT	.60	65
SUP/MAT/MISC	.06	59
TRASH REMOVAL	.03	62
REPR/MAINT TOTAL	**.78**	**85**
PAYROLL	.31	56
ELEVATOR	.21	85
HVAC	.08	81
ELECTRICAL	.03	55
STRUCT/ROOF	.04	26
PLUMBING	.01	52
FIRE/LIFE SFTY	.02	41
OTHER MAINT/SUP	.17	80

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.31**	**87**
ELECTRICAL	1.14	87
GAS	.03	25
FUEL OIL	.00	29
PURCH STEAM	.11	11
PURCH CH WTR	1.02	3
COAL		
WATER/SEWER	.05	83
RDS/GNDS/SEC TOTAL	**.30**	**63**
RDS/GNDS TOTAL	.05	57
RDS/GNDS PAYRL	.08	9
RDS/GNDS CONTR	.03	46
RDS/GNDS OTHER	.02	28

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	62
SEC PAYROLL	.24	22
SEC CONTRACTS	.21	57
SEC OTHER	.01	31
ADMIN TOTAL	**.68**	**87**
PAYROLL	.18	79
MGMT FEES	.32	79
LEGAL FEES	.01	63
AUDIT FEES	.01	58
GEN OFC EXP	.08	75
OTHER ADM EXP	.01	71

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.67**	**85**
REAL ESTATE TAX	1.67	85
BUILDING INS	.16	82
PERS PROP TAX	.00	17
OTHER TAX	.00	39
LEASING EXPENSES	**.17**	**69**
ADV/PROMOTION	.01	49
COMM/FEES	.12	38
TENANT ALTS	.03	57
BUY-OUTS	.37	5

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.56**	**65**
CLEANING	.09	18
REPAIR/MAINT	30	57
RDS/GROUNDS	.08	9
SECURITY	.24	22
ADMINISTRATIVE	.18	59
TOTAL CONTRACTS	**1.43**	**66**
CLEANING	.60	66
REPAIR/MAINT	.35	49
RDS/GROUNDS	.04	47
SECURITY	.21	57
ADMINISTRATIVE	.33	50

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	496 BLDS	131,425,350 SQ. FT.				125,590,161 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	456					13.62	11.41	8.14	14.71
RETAIL AREA	134	15.07	14.43	8.67	19.70				
OTHER AREA	67	22.94	8.57	3.95	22.44				
TOTAL RENT	463	14.00	11.56	8.18	15.32				
MISCELLANEOUS	340	.52	.12	.03	.47				
TOTAL INCOME	488	14.27	11.85	8.46	15.41				
EXPENSE									
CLEANING	484	1.03	.75	.59	.98	1.07	.76	.59	1.03
REPAIR-MAINT	489	1.28	.91	.67	1.28	1.33	.93	.68	1.31
UTILITIES	487	1.97	1.80	1.40	2.21	2.02	1.82	1.43	2.25
RDS/GRNDS/SEC	473	.39	.29	.18	.47	.39	.29	.18	.47
ADMINISTRATIVE	486	.72	.66	.45	.91	.72	.66	.45	.91
TOTAL OPER EXP	482	5.42	4.66	3.83	5.53	5.48	4.76	3.88	5.75
FIXED EXPENSES	485	2.60	1.42	.98	2.10	2.60	1.42	.98	2.10
TOTAL OPER+FIX	483	8.04	6.12	5.05	7.67	8.13	6.22	5.10	7.73
LEASING EXP	429	.85	.35	.12	.84				
TOTAL PAYROLL	431	.97	.59	.38	.94				
TOTAL CONTRACT	483	1.67	1.47	1.05	1.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9028	462
AVG SQFT/RETAIL TENANT	2967	154
AVG SQFT/OFFICE WORKER	244	345
AVG % OFFICE OCCUPANCY	90.3	487
AVG % RETAIL OCCUPANCY	94.8	165
AVG $ RATE YR-END RENT	15.56	452
RENTABLE/GROSS SQFT	.90	422

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	420
PAYROLL	.25	90
CONTRACT	.61	409
SUP/MAT/MISC	.06	330
TRASH REMOVAL	.04	373
REPR/MAINT TOTAL	.92	420
PAYROLL	.37	314
ELEVATOR	.14	367
HVAC	.15	397
ELECTRICAL	.05	341
STRUCT/ROOF	.03	207
PLUMBING	.01	312
FIRE/LIFE SFTY	.02	180
OTHER MAINT/SUP	.18	401

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.82	420
ELECTRICAL	1.63	416
GAS	.11	207
FUEL OIL	.02	30
PURCH STEAM	.32	45
PURCH CH WTR	.61	16
COAL	.10	1
WATER/SEWER	.07	401
RDS/GNDS/SEC TOTAL	.28	408
RDS/GNDS TOTAL	.09	364
RDS/GNDS PAYRL	.07	50
RDS/GNDS CONTR	.07	309
RDS/GNDS OTHER	.03	193

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.21	340
SEC PAYROLL	.23	71
SEC CONTRACTS	.17	293
SEC OTHER	.01	102
ADMIN TOTAL	.85	413
PAYROLL	.26	276
MGMT FEES	.41	338
LEGAL FEES	.02	245
AUDIT FEES	.03	173
GEN OFC EXP	.04	309
OTHER ADM EXP	.04	295

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.43	423
REAL ESTATE TAX	1.19	414
BUILDING INS	.18	405
PERS PROP TAX	.00	95
OTHER TAX	.04	106
LEASING EXPENSES	.39	364
ADV/PROMOTION	.03	243
COMM/FEES	.18	280
TENANT ALTS	.33	266
BUY-OUTS	.25	22

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.80	369
CLEANING	.26	93
REPAIR/MAINT	.37	318
RDS/GROUNDS	.07	51
SECURITY	.23	71
ADMINISTRATIVE	.26	275
TOTAL CONTRACTS	1.54	418
CLEANING	.61	411
REPAIR/MAINT	.34	335
RDS/GROUNDS	.07	313
SECURITY	.17	298
ADMINISTRATIVE	.43	336

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

10-19 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	86 BLDS	2,171,897 SQ. FT.				2,166,406 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	84					10.77	9.81	7.27	12.47
RETAIL AREA	2	17.98	15.71						
OTHER AREA	1	2.91	2.91						
TOTAL RENT	84	10.94	9.89	7.42	12.51				
MISCELLANEOUS	49	.34	.07	.01	.33				
TOTAL INCOME	84	11.15	10.01	7.46	12.61				
EXPENSE									
CLEANING	85	.72	.68	.55	.80	.72	.68	.55	.81
REPAIR-MAINT	86	.78	.69	.45	.94	.78	.69	.45	.94
UTILITIES	85	1.77	1.71	1.25	2.07	1.77	1.71	1.25	2.07
RDS/GRNDS/SEC	80	.36	.24	.15	.42	.36	.24	.15	.42
ADMINISTRATIVE	82	.71	.54	.41	.78	.71	.54	.41	.78
TOTAL OPER EXP	86	4.29	3.87	3.23	4.95	4.29	3.87	3.23	4.95
FIXED EXPENSES	85	1.35	1.20	.71	1.59	1.35	1.20	.71	1.59
TOTAL OPER+FIX	86	5.61	5.07	4.02	6.48	5.62	5.07	4.00	6.48
LEASING EXP	75	.48	.30	.09	.64				
TOTAL PAYROLL	51	.46	.37	.17	.68				
TOTAL CONTRACT	84	1.63	1.46	1.04	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2338	83
AVG SQFT/RETAIL TENANT	1658	2
AVG SQFT/OFFICE WORKER	132	64
AVG % OFFICE OCCUPANCY	89.2	85
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	12.33	80
RENTABLE/GROSS SQFT	.92	81

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.68	80
PAYROLL	.18	8
CONTRACT	.55	79
SUP/MAT/MISC	.06	58
TRASH REMOVAL	.05	67
REPR/MAINT TOTAL	.69	80
PAYROLL	.27	36
ELEVATOR	.07	39
HVAC	.18	76
ELECTRICAL	.05	60
STRUCT/ROOF	.07	38
PLUMBING	.02	55
FIRE/LIFE SFTY	.01	21
OTHER MAINT/SUP	.18	71

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.72	79
ELECTRICAL	1.54	77
GAS	.19	37
FUEL OIL		
PURCH STEAM	.15	1
PURCH CH WTR	.15	1
COAL		
WATER/SEWER	.07	75
RDS/GNDS/SEC TOTAL	.23	75
RDS/GNDS TOTAL	.20	72
RDS/GNDS PAYRL	.07	6
RDS/GNDS CONTR	.19	65
RDS/GNDS OTHER	.03	40

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	36
SEC PAYROLL		
SEC CONTRACTS	.09	29
SEC OTHER	.04	10
ADMIN TOTAL	.53	76
PAYROLL	.32	24
MGMT FEES	.45	70
LEGAL FEES	.02	31
AUDIT FEES	.08	20
GEN OFC EXP	.03	43
OTHER ADM EXP	.04	44

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.20	80
REAL ESTATE TAX	1.02	78
BUILDING INS	.13	75
PERS PROP TAX	.01	7
OTHER TAX	.07	8
LEASING EXPENSES	.33	70
ADV/PROMOTION	.04	42
COMM/FEES	.23	39
TENANT ALTS	.34	39
BUY-OUTS	.63	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.38	47
CLEANING	.18	8
REPAIR/MAINT	.26	37
RDS/GROUNDS	.07	6
SECURITY		
ADMINISTRATIVE	.32	24
TOTAL CONTRACTS	1.45	80
CLEANING	.56	79
REPAIR/MAINT	.35	57
RDS/GROUNDS	.19	67
SECURITY	.10	30
ADMINISTRATIVE	.46	62

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	106 BLDS	7,840,869 SQ. FT.				7,702,703 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	103					10.44	9.38	7.02	12.65
RETAIL AREA	14	18.08	16.70	10.63	26.53				
OTHER AREA	2	24.40	16.71						
TOTAL RENT	103	10.72	9.38	7.08	14.16				
MISCELLANEOUS	74	.32	.07	.02	.26				
TOTAL INCOME	103	10.95	9.59	7.14	14.16				
EXPENSE									
CLEANING	102	.76	.72	.55	.83	.77	.73	.55	.85
REPAIR-MAINT	106	.91	.82	.63	1.10	.93	.82	.65	1.12
UTILITIES	104	1.82	1.86	1.49	2.12	1.83	1.87	1.49	2.15
RDS/GRNDS/SEC	102	.33	.25	.13	.43	.33	.25	.13	.43
ADMINISTRATIVE	105	.73	.67	.49	.93	.73	.67	.49	.93
TOTAL OPER EXP	103	4.60	4.50	3.79	5.33	4.42	4.51	3.86	5.41
FIXED EXPENSES	105	1.39	1.16	.82	1.76	1.39	1.16	.82	1.76
TOTAL OPER+FIX	103	6.02	5.66	4.94	6.62	5.94	5.67	4.99	6.97
LEASING EXP	92	.85	.42	.11	.67				
TOTAL PAYROLL	96	.60	.54	.27	.81				
TOTAL CONTRACT	106	1.45	1.44	1.01	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2996	102
AVG SQFT/RETAIL TENANT	2602	14
AVG SQFT/OFFICE WORKER	249	73
AVG % OFFICE OCCUPANCY	84.6	106
AVG % RETAIL OCCUPANCY	94.1	15
AVG $ RATE YR-END RENT	13.26	102
RENTABLE/GROSS SQFT	.92	95

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	90
PAYROLL	.25	12
CONTRACT	.54	88
SUP/MAT/MISC	.07	67
TRASH REMOVAL	.04	79
REPR/MAINT TOTAL	.83	90
PAYROLL	.31	66
ELEVATOR	.07	83
HVAC	.21	56
ELECTRICAL	.04	70
STRUCT/ROOF	.03	37
PLUMBING	.01	70
FIRE/LIFE SFTY	.01	38
OTHER MAINT/SUP	.17	88

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.86	91
ELECTRICAL	1.62	91
GAS	.13	49
FUEL OIL	.18	5
PURCH STEAM	.13	1
PURCH CH WTR		
COAL		
WATER/SEWER	.07	88
RDS/GNDS/SEC TOTAL	.25	86
RDS/GNDS TOTAL	.20	79
RDS/GNDS PAYRL	.05	10
RDS/GNDS CONTR	.12	73
RDS/GNDS OTHER	.06	44

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.08	67
SEC PAYROLL	.17	9
SEC CONTRACTS	.07	62
SEC OTHER	.02	13
ADMIN TOTAL	.68	88
PAYROLL	.33	45
MGMT FEES	.47	74
LEGAL FEES	.02	55
AUDIT FEES	.04	33
GEN OFC EXP	.03	63
OTHER ADM EXP	.04	60

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.22	91
REAL ESTATE TAX	1.00	91
BUILDING INS	.18	84
PERS PROP TAX	.00	18
OTHER TAX	.03	19
LEASING EXPENSES	.49	77
ADV/PROMOTION	.02	65
COMM/FEES	.18	62
TENANT ALTS	.40	57
BUY-OUTS	.18	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.55	76
CLEANING	.27	13
REPAIR/MAINT	.31	66
RDS/GROUNDS	.06	10
SECURITY	.17	9
ADMINISTRATIVE	.33	45
TOTAL CONTRACTS	1.58	91
CLEANING	.54	80
REPAIR/MAINT	.30	71
RDS/GROUNDS	.13	74
SECURITY	.08	63
ADMINISTRATIVE	.49	73

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

10-19 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	173 BLDS	31,671,222 SQ. FT.				30,683,016 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	155					12.13	11.69	8.18	14.39
RETAIL AREA	54	14.77	12.68	6.98	18.41				
OTHER AREA	29	7.62	6.15	3.37	10.21				
TOTAL RENT	159	12.56	11.80	8.54	14.70				
MISCELLANEOUS	117	.45	.11	.03	.42				
TOTAL INCOME	159	12.89	12.18	8.70	15.34				
EXPENSE									
CLEANING	168	.80	.74	.56	.94	.82	.75	.57	.98
REPAIR-MAINT	170	1.05	.94	.68	1.32	1.08	.96	.70	1.37
UTILITIES	169	1.87	1.76	1.39	2.17	1.89	1.78	1.39	2.19
RDS/GRNDS/SEC	166	.36	.31	.20	.46	.36	.31	.20	.46
ADMINISTRATIVE	172	.76	.69	.46	.97	.76	.69	.46	.97
TOTAL OPER EXP	167	4.87	4.71	3.89	5.50	4.86	4.86	3.94	5.66
FIXED EXPENSES	168	1.66	1.44	1.11	2.06	1.66	1.44	1.11	2.06
TOTAL OPER+FIX	166	6.56	6.13	5.23	7.61	3.57	6.24	5.25	7.57
LEASING EXP	146	.91	.38	.16	.90				
TOTAL PAYROLL	166	.82	.63	.47	.97				
TOTAL CONTRACT	169	1.64	1.47	1.06	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5770	159
AVG SQFT/RETAIL TENANT	2501	60
AVG SQFT/OFFICE WORKER	231	118
AVG % OFFICE OCCUPANCY	89.2	169
AVG % RETAIL OCCUPANCY	92.2	62
AVG $ RATE YR-END RENT	15.55	155
RENTABLE/GROSS SQFT	.91	143

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	148
PAYROLL	.16	38
CONTRACT	.63	142
SUP/MAT/MISC	.05	123
TRASH REMOVAL	.04	133
REPR/MAINT TOTAL	.97	147
PAYROLL	.39	126
ELEVATOR	.14	142
HVAC	.12	139
ELECTRICAL	.05	121
STRUCT/ROOF	.03	79
PLUMBING	.01	108
FIRE/LIFE SFTY	.02	70
OTHER MAINT/SUP	.17	143

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.80	147
ELECTRICAL	1.62	147
GAS	.06	73
FUEL OIL	.08	12
PURCH STEAM	.33	13
PURCH CH WTR	.56	6
COAL		
WATER/SEWER	.06	140
RDS/GNDS/SEC TOTAL	.31	148
RDS/GNDS TOTAL	.06	131
RDS/GNDS PAYRL	.09	20
RDS/GNDS CONTR	.06	100
RDS/GNDS OTHER	.03	70

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	140
SEC PAYROLL	.27	24
SEC CONTRACTS	.24	119
SEC OTHER	.01	31
ADMIN TOTAL	.69	148
PAYROLL	.25	117
MGMT FEES	.39	117
LEGAL FEES	.02	96
AUDIT FEES	.03	61
GEN OFC EXP	.04	118
OTHER ADM EXP	.03	115

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.48	148
REAL ESTATE TAX	1.20	145
BUILDING INS	.17	147
PERS PROP TAX	.00	42
OTHER TAX	.04	52
LEASING EXPENSES	.43	124
ADV/PROMOTION	.03	82
COMM/FEES	.17	106
TENANT ALTS	.29	103
BUY-OUTS	.21	5

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.65	144
CLEANING	.18	39
REPAIR/MAINT	.39	128
RDS/GROUNDS	.09	21
SECURITY	.25	25
ADMINISTRATIVE	.25	118
TOTAL CONTRACTS	1.55	148
CLEANING	.63	143
REPAIR/MAINT	.36	119
RDS/GROUNDS	.06	100
SECURITY	.24	119
ADMINISTRATIVE	.30	120

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	77 BLDS	33,868,136 SQ. FT.				32,556,253 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	66					14.39	13.64	10.38	17.28
RETAIL AREA	30	13.90	13.61	8.86	18.95				
OTHER AREA	13	13.78	7.86	3.90	23.68				
TOTAL RENT	70	14.36	13.45	10.62	17.29				
MISCELLANEOUS	60	.44	.13	.04	.67				
TOTAL INCOME	73	14.54	13.90	10.63	17.17				
EXPENSE									
CLEANING	77	1.07	.93	.71	1.25	1.09	.96	.71	1.28
REPAIR-MAINT	77	1.26	1.06	.84	1.49	1.28	1.13	.86	1.52
UTILITIES	77	2.07	1.98	1.50	2.49	2.08	2.01	1.49	2.52
RDS/GRNDS/SEC	77	.40	.34	.19	.52	.40	.34	.19	.52
ADMINISTRATIVE	75	.70	.65	.43	.98	.70	.65	.43	.98
TOTAL OPER EXP	76	5.54	5.15	4.32	6.14	5.58	5.45	4.47	6.32
FIXED EXPENSES	76	2.16	1.82	1.24	2.72	2.16	1.82	1.24	2.72
TOTAL OPER+FIX	76	7.70	7.69	5.86	8.37	7.66	7.36	5.95	8.57
LEASING EXP	70	.98	.27	.06	.71				
TOTAL PAYROLL	72	.90	.63	.47	1.07				
TOTAL CONTRACT	75	1.72	1.61	.99	2.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10955	73
AVG SQFT/RETAIL TENANT	2399	43
AVG SQFT/OFFICE WORKER	227	55
AVG % OFFICE OCCUPANCY	92.9	77
AVG % RETAIL OCCUPANCY	95.6	46
AVG $ RATE YR-END RENT	18.32	70
RENTABLE/GROSS SQFT	.90	60

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.93	59
PAYROLL	.55	18
CONTRACT	.78	59
SUP/MAT/MISC	.06	49
TRASH REMOVAL	.04	54
REPR/MAINT TOTAL	1.06	66
PAYROLL	.43	49
ELEVATOR	.22	60
HVAC	.12	56
ELECTRICAL	.06	52
STRUCT/ROOF	.01	31
PLUMBING	.02	45
FIRE/LIFE SFTY	.02	28
OTHER MAINT/SUP	.22	57

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.98	69
ELECTRICAL	1.79	57
GAS	.11	27
FUEL OIL	.01	9
PURCH STEAM	.19	14
PURCH CH WTR	.57	3
COAL	.10	1
WATER/SEWER	.08	55
RDS/GNDS/SEC TOTAL	.35	61
RDS/GNDS TOTAL	.04	52
RDS/GNDS PAYRL	.05	9
RDS/GNDS CONTR	.03	43
RDS/GNDS OTHER	.01	22

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.29	60
SEC PAYROLL	.23	19
SEC CONTRACTS	.18	57
SEC OTHER	.01	26
ADMIN TOTAL	.66	58
PAYROLL	.18	49
MGMT FEES	.40	47
LEGAL FEES	.02	37
AUDIT FEES	.03	32
GEN OFC EXP	.04	49
OTHER ADM EXP	.05	41

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.78	60
REAL ESTATE TAX	1.51	57
BUILDING INS	.20	56
PERS PROP TAX	.00	22
OTHER TAX	.04	17
LEASING EXPENSES	.35	63
ADV/PROMOTION	.03	34
COMM/FEES	.20	40
TENANT ALTS	.28	40
BUY-OUTS	.16	6

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.84	58
CLEANING	.62	19
REPAIR/MAINT	.43	49
RDS/GROUNDS	.05	9
SECURITY	.23	18
ADMINISTRATIVE	.18	49
TOTAL CONTRACTS	1.84	60
CLEANING	.76	59
REPAIR/MAINT	.40	50
RDS/GROUNDS	.09	43
SECURITY	.18	57
ADMINISTRATIVE	.33	50

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

10-19 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	52 BLDS	55,873,226 SQ. FT.				52,461,763 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	46					14.67	13.62	10.11	20.21
RETAIL AREA	34	15.45	15.25	7.83	20.91				
OTHER AREA	22	27.85	11.51	5.61	138.63				
TOTAL RENT	47	15.23	14.53	10.50	19.85				
MISCELLANEOUS	40	.64	.40	.18	.52				
TOTAL INCOME	48	15.44	14.74	10.69	20.27				
EXPENSE									
CLEANING	52	1.19	1.05	.73	1.57	1.26	1.08	.74	1.63
REPAIR-MAINT	50	1.50	1.31	.94	1.74	1.59	1.38	.98	1.89
UTILITIES	52	1.99	1.79	1.44	2.42	2.08	1.84	1.50	2.44
RDS/GRNDS/SEC	48	.40	.33	.17	.50	.40	.33	.17	.50
ADMINISTRATIVE	52	.71	.65	.48	.81	.71	.65	.48	.81
TOTAL OPER EXP	50	5.83	5.36	4.34	6.43	5.99	5.50	4.55	7.15
FIXED EXPENSES	51	3.63	2.91	1.49	5.23	3.63	2.00	1.49	5.23
TOTAL OPER+FIX	50	9.50	8.16	6.03	10.72	9.76	8.61	6.47	11.11
LEASING EXP	48	.76	.30	.09	.95				
TOTAL PAYROLL	46	1.19	.90	.54	1.27				
TOTAL CONTRACT	47	1.69	1.47	1.07	2.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24235	45
AVG SQFT/RETAIL TENANT	3828	35
AVG SQFT/OFFICE WORKER	277	35
AVG % OFFICE OCCUPANCY	90.2	50
AVG % RETAIL OCCUPANCY	95.5	40
AVG $ RATE YR-END RENT	22.23	45
RENTABLE/GROSS SQFT	.90	43

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.92	43
PAYROLL	.65	14
CONTRACT	.86	41
SUP/MAT/MISC	.07	33
TRASH REMOVAL	.06	40
REPR/MAINT TOTAL	1.30	43
PAYROLL	.43	37
ELEVATOR	.23	43
HVAC	.12	40
ELECTRICAL	.07	38
STRUCT/ROOF	.04	22
PLUMBING	.02	34
FIRE/LIFE SFTY	.02	23
OTHER MAINT/SUP	.21	42

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.79	44
ELECTRICAL	1.39	44
GAS	.05	21
FUEL OIL	.06	4
PURCH STEAM	.36	16
PURCH CH WTR	.70	6
COAL		
WATER/SEWER	.06	43
RDS/GNDS/SEC TOTAL	.34	48
RDS/GNDS TOTAL	.05	30
RDS/GNDS PAYRL	.11	5
RDS/GNDS CONTR	.04	28
RDS/GNDS OTHER	.03	17

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.31	37
SEC PAYROLL	.32	19
SEC CONTRACTS	.16	26
SEC OTHER	.01	22
ADMIN TOTAL	.84	43
PAYROLL	.24	41
MGMT FEES	.26	30
LEGAL FEES	.03	26
AUDIT FEES	.01	27
GEN OFC EXP	.36	38
OTHER ADM EXP	.02	35

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.84	44
REAL ESTATE TAX	1.54	43
BUILDING INS	.21	43
PERS PROP TAX	.00	6
OTHER TAX	.03	10
LEASING EXPENSES	.30	40
ADV/PROMOTION	.01	20
COMM/FEES	.23	33
TENANT ALTS	.22	29
BUY-OUTS	.37	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.83	41
CLEANING	.65	14
REPAIR/MAINT	.43	38
RDS/GROUNDS	11	5
SECURITY	.31	16
ADMINISTRATIVE	.24	39
TOTAL CONTRACTS	1.47	41
CLEANING	.56	41
REPAIR/MAINT	.32	38
RDS/GROUNDS	.04	29
SECURITY	.16	29
ADMINISTRATIVE	.27	31

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	211 BLDS	39,438,781 SQ. FT.				37,545,112 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	188					12.97	11.27	7.91	15.31
RETAIL AREA	74	16.77	15.07	8.78	22.36				
OTHER AREA	33	16.01	8.06	3.72	14.89				
TOTAL RENT	193	14.01	11.79	8.20	16.16				
MISCELLANEOUS	134	.75	.17	.02	.73				
TOTAL INCOME	195	14.46	12.39	8.41	16.24				
EXPENSE									
CLEANING	208	1.09	.87	.63	1.15	1.14	.89	.65	1.17
REPAIR-MAINT	210	1.57	1.21	.82	1.63	1.63	1.23	.82	1.67
UTILITIES	210	1.95	1.76	1.33	2.16	2.00	1.79	1.34	2.23
RDS/GRNDS/SEC	200	.46	.30	.11	.52	.46	.30	.11	.52
ADMINISTRATIVE	210	.79	.71	.44	1.01	.79	.71	.44	1.01
TOTAL OPER EXP	210	5.82	5.04	4.09	6.12	6.03	5.19	4.11	6.47
FIXED EXPENSES	206	2.35	1.46	.98	2.31	2.35	1.46	.98	2.31
TOTAL OPER+FIX	210	8.16	6.62	5.30	8.37	8.42	6.74	5.37	8.78
LEASING EXP	161	.80	.29	.07	.86				
TOTAL PAYROLL	182	1.21	.88	.58	1.35				
TOTAL CONTRACT	204	1.80	1.65	1.13	2.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3859	192
AVG SQFT/RETAIL TENANT	3407	82
AVG SQFT/OFFICE WORKER	242	157
AVG % OFFICE OCCUPANCY	90.0	203
AVG % RETAIL OCCUPANCY	96.3	85
AVG $ RATE YR-END RENT	15.71	171
RENTABLE/GROSS SQFT	.90	170

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.87	191
PAYROLL	.33	58
CONTRACT	.86	179
SUP/MAT/MISC	.06	151
TRASH REMOVAL	.05	169
REPR/MAINT TOTAL	1.21	196
PAYROLL	.54	150
ELEVATOR	.16	177
HVAC	.15	183
ELECTRICAL	.06	166
STRUCT/ROOF	.03	84
PLUMBING	.02	146
FIRE/LIFE SFTY	.01	90
OTHER MAINT/SUP	.17	188

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.77	190
ELECTRICAL	1.43	185
GAS	.13	140
FUEL OIL	.05	26
PURCH STEAM	.35	36
PURCH CH WTR	.77	5
COAL	.10	3
WATER/SEWER	.07	178
RDS/GNDS/SEC TOTAL	.28	184
RDS/GNDS TOTAL	.06	152
RDS/GNDS PAYRL	.07	21
RDS/GNDS CONTR	.06	113
RDS/GNDS OTHER	.03	77

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	159
SEC PAYROLL	.28	40
SEC CONTRACTS	.20	136
SEC-OTHER	.02	57
ADMIN TOTAL	.67	195
PAYROLL	.24	124
MGMT FEES	.46	154
LEGAL FEES	.03	100
AUDIT FEES	.04	69
GEN OFC EXP	.04	138
OTHER ADM EXP	.03	130

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.43	191
REAL ESTATE TAX	1.20	187
BUILDING INS	.19	182
PERS PROP TAX	.00	43
OTHER TAX	.07	62
LEASING EXPENSES	.29	149
ADV/PROMOTION	.02	100
COMM/FEES	.13	104
TENANT ALTS	.30	104
BUY-OUTS	.07	5

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.90	187
CLEANING	.36	59
REPAIR/MAINT	.54	150
RDS/GROUNDS	.07	21
SECURITY	.26	40
ADMINISTRATIVE	.24	124
TOTAL CONTRACTS	1.66	194
CLEANING	.67	180
REPAIR/MAINT	.41	159
RDS/GROUNDS	.06	116
SECURITY	.21	139
ADMINISTRATIVE	.48	150

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

20-29 YEARS LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	39 BLDS	1,039,454 SQ. FT.				1,017,860 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	37					8.93	8.54	7.13	9.91
RETAIL AREA	5	17.09	17.53	8.32	22.79				
OTHER AREA									
TOTAL RENT	37	9.21	8.54	7.13	10.86				
MISCELLANEOUS	19	.38	.05	.01	.46				
TOTAL INCOME	37	9.41	8.55	7.22	10.87				
EXPENSE									
CLEANING	38	.75	.75	.46	.91	.76	.75	.48	.91
REPAIR-MAINT	39	1.00	.84	.52	1.28	1.02	.86	.54	1.35
UTILITIES	39	1.72	1.62	1.20	2.13	1.76	1.62	1.22	2.13
RDS/GRNDS/SEC	35	.29	.17	.07	.30	.29	.17	.07	.30
ADMINISTRATIVE	39	.55	.49	.31	.70	.55	.49	.31	.70
TOTAL OPER EXP	39	4.25	3.89	2.95	5.27	4.33	3.98	3.13	5.27
FIXED EXPENSES	38	1.05	.90	.61	1.24	1.05	.90	.61	1.24
TOTAL OPER+FIX	39	5.25	4.88	3.85	6.15	5.30	4.88	3.90	6.15
LEASING EXP	28	.06	.32	.16	.96				
TOTAL PAYROLL	23	.73	.42	.26	.69				
TOTAL CONTRACT	37	1.60	1.54	1.13	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	214	35
AVG SQFT/RETAIL TENANT	1490	7
AVG SQFT/OFFICE WORKER	223	30
AVG % OFFICE OCCUPANCY	89.5	37
AVG % RETAIL OCCUPANCY	89.4	7
AVG $ RATE YR-END RENT	11.58	35
RENTABLE/GROSS SQFT	.98	32

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	35
PAYROLL	.44	4
CONTRACT	.63	32
SUP/MAT/MISC	.05	20
TRASH REMOVAL	.05	30
REPR/MAINT TOTAL	.85	36
PAYROLL	.40	17
ELEVATOR	.07	25
HVAC	.19	31
ELECTRICAL	.05	28
STRUCT/ROOF	.02	14
PLUMBING	.04	24
FIRE/LIFE SFTY	.03	10
OTHER MAINT/SUP	.22	35

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.63	35
ELECTRICAL	1.45	34
GAS	[illegible]	29
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	34
RDS/GNDS/SEC TOTAL	.17	33
RDS/GNDS TOTAL	.09	31
RDS/GNDS PAYRL	.16	3
RDS/GNDS CONTR	.10	24
RDS/GNDS OTHER	.05	10

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.15	18
SEC PAYROLL	.31	1
SEC CONTRACTS	.17	15
SEC OTHER	.01	5
ADMIN TOTAL	.45	36
PAYROLL	.20	8
MGMT FEES	.36	31
LEGAL FEES	.03	14
AUDIT FEES	.06	9
GEN OFC EXP	.03	17
OTHER ADM EXP	.01	17

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.90	35
REAL ESTATE TAX	.70	34
BUILDING INS	.14	33
PERS PROP TAX	.00	2
OTHER TAX	.12	4
LEASING EXPENSES	.31	26
ADV/PROMOTION	.02	12
COMM/FEES	.24	20
TENANT ALTS	.20	17
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.46	20
CLEANING	.44	4
REPAIR/MAINT	.40	17
RDS/GROUNDS	.16	3
SECURITY	.31	1
ADMINISTRATIVE	.20	8
TOTAL CONTRACTS	1.47	36
CLEANING	.63	32
REPAIR/MAINT	.42	29
RDS/GROUNDS	.10	24
SECURITY	.10	16
ADMINISTRATIVE	.40	29

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	42 BLDS	2,993,842 SQ. FT.				2,926,850 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	41					11.45	11.23	7.88	15.07
RETAIL AREA	9	22.02	17.30	14.23	26.11				
OTHER AREA	4	18.71	10.30	6.78	20.78				
TOTAL RENT	42	11.92	12.26	8.00	16.05				
MISCELLANEOUS	30	.43	.05	.02	.65				
TOTAL INCOME	42	12.23	12.40	8.07	16.06				
EXPENSE									
CLEANING	42	.98	.78	.58	1.19	.97	.79	.58	1.17
REPAIR-MAINT	42	1.15	.99	.74	1.40	1.14	1.02	.69	1.42
UTILITIES	42	1.78	1.78	1.43	2.10	1.76	1.78	1.42	2.11
RDS/GRNDS/SEC	39	.34	.28	.09	.46	.34	.28	.09	.46
ADMINISTRATIVE	42	.85	.80	.46	1.06	.85	.80	.46	1.06
TOTAL OPER EXP	42	5.06	4.72	4.03	5.81	5.05	4.71	3.96	6.10
FIXED EXPENSES	41	1.62	1.43	1.00	2.15	1.62	1.43	1.00	2.15
TOTAL OPER + FIX	42	6.65	6.35	5.18	7.41	6.68	6.36	5.18	7.73
LEASING EXP	35	.73	.38	.07	1.21				
TOTAL PAYROLL	35	1.56	.81	.43	1.53				
TOTAL CONTRACT	41	1.72	1.62	1.05	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3625	39
AVG SQFT/RETAIL TENANT	1570	9
AVG SQFT/OFFICE WORKER	138	32
AVG % OFFICE OCCUPANCY	89.0	41
AVG % RETAIL OCCUPANCY	99.7	10
AVG $ RATE YR-END RENT	15.35	38
RENTABLE/GROSS SQFT	.90	35

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.80	38	**UTILITIES TOTAL**	1.90	36	SECURITY TOTAL	.24	27	**FIXED EXP TOTAL**	1.50	38	**TOTAL PAYROLL**	.90	32
PAYROLL	.45	12	ELECTRICAL	1.52	36	SEC PAYROLL	.34	6	REAL ESTATE TAX	1.13	38	CLEANING	.53	13
CONTRACT	.59	36	GAS	.20	27	SEC CONTRACTS	.18	23	BUILDING INS	.17	38	REPAIR/MAINT	.49	26
SUP/MAT/MISC	.08	30	FUEL OIL	.11	3	SEC OTHER	.01	6	PERS PROP TAX	.00	6	RDS/GROUNDS	.12	5
TRASH REMOVAL	.05	33	PURCH STEAM	.37	3	**ADMIN TOTAL**	.80	38	OTHER TAX	.11	12	SECURITY	.34	6
REPR/MAINT TOTAL	1.00	38	PURCH CH WTR			PAYROLL	.17	19	**LEASING EXPENSES**	.40	31	ADMINISTRATIVE	.20	20
PAYROLL	.45	25	COAL			MGMT FEES	.53	32	ADV/PROMOTION	.02	21	**TOTAL CONTRACTS**	1.66	39
ELEVATOR	.16	37	WATER/SEWER	.07	34	LEGAL FEES	.02	19	COMM/FEES	.20	22	CLEANING	.58	37
HVAC	.26	37	**RDS/GNDS/SEC TOTAL**	.26	34	AUDIT FEES	.04	13	TENANT ALTS	.50	22	REPAIR/MAINT	.48	31
ELECTRICAL	.06	32	RDS/GNDS TOTAL	.06	32	GEN OFC EXP	.03	23	BUY-OUTS	.07	1	RDS/GROUNDS	.06	30
STRUCT/ROOF	.02	20	RDS/GNDS PAYRL	.12	5	OTHER ADM EXP	.04	23				SECURITY	.18	25
PLUMBING	.02	30	RDS/GNDS CONTR	.06	27							ADMINISTRATIVE	.53	34
FIRE/LIFE SFTY	.01	19	RDS/GNDS OTHER	.03	14									
OTHER MAINT/SUP	.16	38												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

20-29 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	97 BLDS	18,054,557 SQ. FT.				17,216,084 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	85					13.71	13.52	9.87	18.10
RETAIL AREA	43	18.57	14.41	8.76	21.90				
OTHER AREA	20	14.77	9.11	4.46	14.31				
TOTAL RENT	87	14.02	13.22	10.00	18.19				
MISCELLANEOUS	60	.62	.24	.02	.73				
TOTAL INCOME	89	14.15	13.29	10.35	18.27				
EXPENSE									
CLEANING	95	1.02	.97	.69	1.15	1.06	.99	.69	1.24
REPAIR-MAINT	96	1.47	1.32	.99	1.73	1.53	1.40	1.01	1.76
UTILITIES	96	1.79	1.73	1.29	2.22	1.84	1.77	1.29	2.28
RDS/GRNDS/SEC	94	.44	.34	.13	.55	.44	.34	.13	.55
ADMINISTRATIVE	96	.80	.77	.47	1.06	.80	.77	.47	1.06
TOTAL OPER EXP	96	5.47	5.25	4.26	6.18	5.65	5.36	4.37	6.60
FIXED EXPENSES	94	2.05	1.61	1.12	2.81	2.05	1.61	1.12	2.81
TOTAL OPER + FIX	96	7.50	7.20	5.65	8.65	7.77	7.38	5.90	9.04
LEASING EXP	74	.62	.19	.06	.76				
TOTAL PAYROLL	93	1.21	.92	.60	1.40				
TOTAL CONTRACT	94	1.88	1.79	1.09	2.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6620	89
AVG SQFT/RETAIL TENANT	3171	47
AVG SQFT/OFFICE WORKER	276	70
AVG % OFFICE OCCUPANCY	90.5	94
AVG % RETAIL OCCUPANCY	94.7	48
AVG $ RATE YR-END RENT	17.29	73
RENTABLE/GROSS SQFT	.91	79

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.97	89	**UTILITIES TOTAL**	1.73	89	SECURITY TOTAL	.26	85	**FIXED EXP TOTAL**	1.60	88	**TOTAL PAYROLL**	.92	86
PAYROLL	.33	30	ELECTRICAL	1.43	85	SEC PAYROLL	.35	18	REAL ESTATE TAX	1.36	96	CLEANING	.33	30
CONTRACT	.76	82	GAS	.10	63	SEC CONTRACTS	.21	74	BUILDING INS	.20	84	REPAIR/MAINT	.56	81
SUP/MAT/MISC	.05	74	FUEL OIL	.05	19	SEC OTHER	.02	29	PERS PROP TAX	.00	26	RDS/GROUNDS	.03	10
TRASH REMOVAL	.04	80	PURCH STEAM	.37	21	**ADMIN TOTAL**	.76	91	OTHER TAX	.08	33	SECURITY	.35	18
REPR/MAINT TOTAL	1.32	91	PURCH CH WTR	1.31	2	PAYROLL	.24	72	**LEASING EXPENSES**	.19	70	ADMINISTRATIVE	.24	71
PAYROLL	.57	82	COAL	.07	2	MGMT FEES	.50	89	ADV/PROMOTION	.02	49	**TOTAL CONTRACTS**	1.86	89
ELEVATOR	.16	87	WATER/SEWER	.08	83	LEGAL FEES	.03	47	COMM/FEES	.12	46	CLEANING	.76	82
HVAC	.16	87	**RDS/GNDS/SEC TOTAL**	.33	88	AUDIT FEES	.04	32	TENANT ALTS	.22	49	REPAIR/MAINT	.41	78
ELECTRICAL	.06	79	RDS/GNDS TOTAL	.05	71	GEN OFC EXP	.04	74	BUY-OUTS	.09	1	RDS/GROUNDS	.05	49
STRUCT/ROOF	.10	35	RDS/GNDS PAYRL	.03	10	OTHER ADM EXP	.03	67				SECURITY	.21	74
PLUMBING	.02	71	RDS/GNDS CONTR	.05	49							ADMINISTRATIVE	.55	85
FIRE/LIFE SFTY	.01	42	RDS/GNDS OTHER	.02	42									
OTHER MAINT/SUP	.17	85												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	24 BLDS	9,436,[illegible]6 SQ. FT.				9,092,720 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					11.90	11.87	8.99	15.21
RETAIL AREA	12	11.54	10.00	6.53	20.92				
OTHER AREA	5	6.29	5.68	1.03	15.02				
TOTAL RENT	19	11.91	11.80	9.01	14.68				
MISCELLANEOUS	17	.32	.09	.02	.68				
TOTAL INCOME	19	12.20	12.52	9.37	14.73				
EXPENSE									
CLEANING	24	1.05	.94	.70	1.26	1.08	.97	.72	1.33
REPAIR-MAINT	24	1.59	1.10	.90	1.71	1.64	1.12	.92	1.81
UTILITIES	24	2.00	1.77	1.41	2.28	2.04	1.88	1.44	2.33
RDS/GRNDS/SEC	23	.47	.36	.24	.64	.47	.36	.24	.64
ADMINISTRATIVE	24	.75	.82	.47	1.01	.75	.82	.47	1.01
TOTAL OPER EXP	24	5.84	5.53	4.55	6.55	6.01	5.68	4.64	6.87
FIXED EXPENSES	24	2.10	1.55	1.15	2.09	2.10	1.55	1.15	2.09
TOTAL OPER + FIX	24	7.94	7.46	5.84	9.80	8.11	7.66	5.86	9.80
LEASING EXP	18	.87	.24	.05	.82				
TOTAL PAYROLL	24	1.27	1.08	.66	1.57				
TOTAL CONTRACT	24	1.68	1.31	1.01	2.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8554	22
AVG SQFT/RETAIL TENANT	3557	14
AVG SQFT/OFFICE WORKER	238	19
AVG % OFFICE OCCUPANCY	88.6	23
AVG % RETAIL OCCUPANCY	96.2	15
AVG $ RATE YR-END RENT	16.87	20
RENTABLE/GROSS SQFT	.92	19

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	23
PAYROLL	.07	10
CONTRACT	.68	23
SUP/MAT/MISC	.06	22
TRASH REMOVAL	.04	20
REPR/MAINT TOTAL	1.12	23
PAYROLL	.59	20
ELEVATOR	.21	22
HVAC	.11	22
ELECTRICAL	.05	21
STRUCT/ROOF	.02	11
PLUMBING	.01	18
FIRE/LIFE SFTY	.01	14
OTHER MAINT/SUP	.16	23

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.75	23
ELECTRICAL	1.33	23
GAS	.13	18
FUEL OIL	.01	4
PURCH STEAM	.29	8
PURCH CH WTR	.68	2
COAL	.11	1
WATER/SEWER	.07	21
RDS/GNDS/SEC TOTAL	.34	22
RDS/GNDS TOTAL	.06	14
RDS/GNDS PAYRL	.18	3
RDS/GNDS CONTR	.04	10
RDS/GNDS OTHER	.04	9

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.29	22
SEC PAYROLL	.24	12
SEC CONTRACTS	.22	18
SEC OTHER	.02	11
ADMIN TOTAL	.81	23
PAYROLL	.29	20
MGMT FEES	.27	17
LEGAL FEES	.03	15
AUDIT FEES	.04	11
GEN OFC EXP	.05	18
OTHER ADM EXP	.07	18

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.57	23
REAL ESTATE TAX	1.46	22
BUILDING INS	.18	21
PERS PROP TAX	.02	6
OTHER TAX	.02	10
LEASING EXPENSES	.27	17
ADV/PROMOTION	.01	13
COMM/FEES	.10	12
TENANT ALTS	.43	12
BUY-OUTS	.06	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.18	23
CLEANING	.07	10
REPAIR/MAINT	.59	20
RDS/GROUNDS	.18	3
SECURITY	.24	12
ADMINISTRATIVE	.29	20
TOTAL CONTRACTS	1.27	23
CLEANING	.68	23
REPAIR/MAINT	.25	19
RDS/GROUNDS	.04	10
SECURITY	.22	18
ADMINISTRATIVE	.28	17

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

20-29 YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	7,914,662 SQ. FT.				7,291,798 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					13.96	12.18	8.15	23.25
RETAIL AREA	5	17.05	14.80	7.54	32.87				
OTHER AREA	4	22.88	5.23	2.36	52.35				
TOTAL RENT	8	17.65	16.51	10.17	23.58				
MISCELLANEOUS	8	1.44	1.50	.33	2.18				
TOTAL INCOME	8	19.09	18.03	11.97	23.91				
EXPENSE									
CLEANING	9	1.38	1.43	95	1.72	1.50	1.55	99	2.00
REPAIR-MAINT	9	2.01	1.56	1.37	2.91	2.14	1.61	1.47	3.22
UTILITIES	9	2.35	2.13	2.08	2.62	2.46	2.19	2.10	2.76
RDS/GRNDS/SEC	9	54	.46	36	.71	54	46	36	.71
ADMINISTRATIVE	9	82	1.00	47	1.26	82	1.00	47	1.26
TOTAL OPER EXP	9	7.09	6.62	6.03	8.60	7.57	7.11	6.38	9.31
FIXED EXPENSES	9	3.76	3.29	1.89	5.63	3.76	3.29	1.89	5.63
TOTAL OPER + FIX	9	10.85	10.39	8.35	13.26	11.33	10.39	8.84	13.61
LEASING EXP	6	1.30	1.02	.47	2.72				
TOTAL PAYROLL	7	1.08	1.05	.81	1.24				
TOTAL CONTRACT	8	1.83	1.75	1.49	2.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15388	7
AVG SQFT/RETAIL TENANT	5638	5
AVG SQFT/OFFICE WORKER	261	6
AVG % OFFICE OCCUPANCY	90.9	8
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	19.72	5
RENTABLE/GROSS SQFT	.85	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.21	6
PAYROLL	.05	2
CONTRACT	1.16	6
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	1.51	7
PAYROLL	.56	6
ELEVATOR	.30	6
HVAC	.17	6
ELECTRICAL	.03	6
STRUCT/ROOF	.09	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.25	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.13	7
ELECTRICAL	1.63	7
GAS	.29	3
FUEL OIL		
PURCH STEAM	.31	4
PURCH CH WTR	.56	1
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.46	7
RDS/GNDS TOTAL	.08	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.00	3
RDS/GNDS OTHER	.09	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.39	7
SEC PAYROLL	.48	3
SEC CONTRACTS	.21	6
SEC OTHER	.02	6
ADMIN TOTAL	1.23	7
PAYROLL	.24	5
MGMT FEES	.67	5
LEGAL FEES	.11	5
AUDIT FEES	.06	4
GEN OFC EXP	.09	6
OTHER ADM EXP	.03	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.94	7
REAL ESTATE TAX	2.31	7
BUILDING INS	.34	6
PERS PROP TAX	.00	3
OTHER TAX	.04	3
LEASING EXPENSES	1.22	5
ADV/PROMOTION	.07	5
COMM/FEES	.33	4
TENANT ALTS	1.06	4
BUY-OUTS	.03	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.00	6
CLEANING	.05	2
REPAIR/MAINT	.58	6
RDS/GROUNDS		
SECURITY	.46	3
ADMINISTRATIVE	.24	5
TOTAL CONTRACTS	1.92	7
CLEANING	1.16	6
REPAIR/MAINT	.74	4
RDS/GROUNDS	.00	3
SECURITY	.21	6
ADMINISTRATIVE	.84	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	54 BLDS	11,399,174 SQ. FT.				10,842,293 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	39					12.98	11.73	7.99	14.99
RETAIL AREA	17	12.48	7.49	3.80	18.11				
OTHER AREA	13	6.98	6.97	3.65	10.93				
TOTAL RENT	39	12.91	11.45	7.67	14.70				
MISCELLANEOUS	26	.37	.12	.04	.40				
TOTAL INCOME	39	13.21	11.45	7.67	15.08				
EXPENSE									
CLEANING	54	1.16	.98	.69	1.35	1.22	1.00	.71	1.42
REPAIR-MAINT	54	1.31	1.13	.70	1.54	1.38	1.20	.72	1.58
UTILITIES	54	1.68	1.64	1.27	2.09	1.75	1.69	1.28	2.14
RDS/GRNDS/SEC	51	.59	.41	.14	.80	.59	.41	.14	.80
ADMINISTRATIVE	50	.77	.61	.39	1.11	.77	.61	.39	1.11
TOTAL OPER EXP	54	5.46	5.20	3.84	6.10	5.70	5.34	4.08	6.36
FIXED EXPENSES	48	2.28	1.39	.80	2.06	2.28	1.39	.80	2.06
TOTAL OPER+FIX	54	7.50	6.21	5.00	8.14	8.06	6.35	5.23	8.37
LEASING EXP	31	.78	.27	.11	.86				
TOTAL PAYROLL	47	1.21	.87	.54	1.38				
TOTAL CONTRACT	51	1.79	1.69	.99	2.28				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7733	41
AVG SQFT/RETAIL TENANT	3029	20
AVG SQFT/OFFICE WORKER	309	45
AVG % OFFICE OCCUPANCY	87.2	52
AVG % RETAIL OCCUPANCY	95.9	22
AVG $ RATE YR-END RENT	15.09	37
RENTABLE/GROSS SQFT	.93	43

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.97	51
PAYROLL	.13	22
CONTRACT	.66	46
SUP/MAT/MISC	.07	43
TRASH REMOVAL	.05	49
REPR/MAINT TOTAL	1.13	51
PAYROLL	.45	35
ELEVATOR	.14	44
HVAC	.21	42
ELECTRICAL	.07	42
STRUCT/ROOF	.02	26
PLUMBING	.02	35
FIRE/LIFE SFTY	.01	22
OTHER MAINT/SUP	.16	48

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.84	52
ELECTRICAL	1.21	52
GAS	.16	38
FUEL OIL	.01	4
PURCH STEAM	.48	12
PURCH CH WTR	.29	3
COAL		
WATER/SEWER	.07	47
RDS/GNDS/SEC TOTAL	.44	49
RDS/GNDS TOTAL	.08	34
RDS/GNDS PAYRL	.08	12
RDS/GNDS CONTR	.04	22
RDS/GNDS OTHER	.03	21

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.40	43
SEC PAYROLL	.21	17
SEC CONTRACTS	.38	35
SEC OTHER	.01	19
ADMIN TOTAL	.62	46
PAYROLL	.42	34
MGMT FEES	.44	27
LEGAL FEES	.05	22
AUDIT FEES	.04	15
GEN OFC EXP	.04	32
OTHER ADM EXP	.03	31

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.37	45
REAL ESTATE TAX	1.01	44
BUILDING INS	.18	41
PERS PROP TAX	.01	8
OTHER TAX	.05	16
LEASING EXPENSES	.26	28
ADV/PROMOTION	.04	21
COMM/FEES	.17	22
TENANT ALTS	.28	15
BUY-OUTS	.28	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.89	44
CLEANING	.11	23
REPAIR/MAINT	.45	35
RDS/GROUNDS	.09	13
SECURITY	.21	17
ADMINISTRATIVE	.40	34
TOTAL CONTRACTS	1.65	50
CLEANING	.67	46
REPAIR/MAINT	.48	37
RDS/GROUNDS	.04	22
SECURITY	.38	35
ADMINISTRATIVE	.43	29

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

30-39 YEARS LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	365,016 SQ. FT.				348,047 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					10.56	11.86	7.89	13.77
RETAIL AREA	1	4.14	4.14						
OTHER AREA	1	3.00	3.00						
TOTAL RENT	10	10.13	11.59	7.89	13.77				
MISCELLANEOUS	6	.22	.11	.03	.49				
TOTAL INCOME	10	10.24	11.91	7.89	13.97				
EXPENSE									
CLEANING	14	.95	.97	.73	1.27	1.00	.97	.75	1.32
REPAIR-MAINT	14	.78	.73	.56	.90	.82	.73	.59	.90
UTILITIES	14	1.67	1.70	1.25	2.18	1.75	1.70	1.25	2.24
RDS/GRNDS/SEC	14	.29	.15	.04	.53	.29	.15	.04	.53
ADMINISTRATIVE	12	.48	.52	.25	.72	.48	.52	.25	.72
TOTAL OPER EXP	14	4.12	4.22	3.65	5.17	4.32	4.36	3.71	5.46
FIXED EXPENSES	13	.94	.88	.60	1.27	.94	.88	.60	1.27
TOTAL OPER+FIX	14	5.03	5.17	4.61	5.94	5.25	5.46	4.61	6.23
LEASING EXP	9	.37	.27	.03	.86				
TOTAL PAYROLL	10	.80	.59	.17	1.43				
TOTAL CONTRACT	12	1.58	1.73	1.14	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2213	13
AVG SQFT/RETAIL TENANT	1713	2
AVG SQFT/OFFICE WORKER	218	13
AVG % OFFICE OCCUPANCY	92.8	14
AVG % RETAIL OCCUPANCY	80.8	2
AVG $ RATE YR-END RENT	12.44	9
RENTABLE/GROSS SQFT	.88	12

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.92	14
PAYROLL	.49	4
CONTRACT	.74	12
SUP/MAT/MISC	.06	10
TRASH REMOVAL	.06	14
REPR/MAINT TOTAL	.73	14
PAYROLL	.35	7
ELEVATOR	.07	9
HVAC	.24	11
ELECTRICAL	.07	7
STRUCT/ROOF	.04	5
PLUMBING	.03	8
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.21	13

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.70	14
ELECTRICAL	1.39	14
GAS	.21	14
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	13
RDS/GNDS/SEC TOTAL	.15	14
RDS/GNDS TOTAL	.21	11
RDS/GNDS PAYRL	.14	5
RDS/GNDS CONTR	.06	8
RDS/GNDS OTHER	.06	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.15	10
SEC PAYROLL	.28	3
SEC CONTRACTS	.15	6
SEC OTHER	.01	3
ADMIN TOTAL	.53	11
PAYROLL	.24	5
MGMT FEES	.61	6
LEGAL FEES	.04	4
AUDIT FEES	.07	4
GEN OFC EXP	.04	4
OTHER ADM EXP	.02	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.88	13
REAL ESTATE TAX	.66	13
BUILDING INS	.14	12
PERS PROP TAX	.00	2
OTHER TAX	.01	3
LEASING EXPENSES	.27	9
ADV/PROMOTION	.07	5
COMM/FEES	.35	6
TENANT ALTS	.38	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.69	10
CLEANING	.18	5
REPAIR/MAINT	.35	7
RDS/GROUNDS	.18	6
SECURITY	.28	3
ADMINISTRATIVE	.24	5
TOTAL CONTRACTS	1.60	13
CLEANING	.74	12
REPAIR/MAINT	.48	7
RDS/GROUNDS	.05	8
SECURITY	.15	6
ADMINISTRATIVE	.60	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	605,869 SQ. FT.				589,308 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					11.46	9.70	2.22	19.26
RETAIL AREA	2	18.22	15.49						
OTHER AREA	2	2.38	3.44						
TOTAL RENT	5	11.24	9.76	2.12	19.34				
MISCELLANEOUS	4	.19	.15	.06	.37				
TOTAL INCOME	5	11.39	9.81	2.39	19.48				
EXPENSE									
CLEANING	8	.92	.95	.78	1.21	.95	.97	.78	1.24
REPAIR-MAINT	8	1.38	1.50	.68	1.87	1.41	1.57	.68	1.87
UTILITIES	8	1.83	1.91	1.32	2.21	1.88	1.91	1.35	2.26
RDS/GRNDS/SEC	7	.77	.40	.04	1.92	.77	.40	.04	1.92
ADMINISTRATIVE	8	.56	.42	.17	.90	.56	.42	.17	.90
TOTAL OPER EXP	8	5.35	5.13	4.61	6.57	5.50	5.25	4.73	6.57
FIXED EXPENSES	7	2.26	1.32	.41	1.83	2.26	1.32	.41	1.83
TOTAL OPER+FIX	8	7.42	6.75	5.12	9.28	7.60	6.75	5.24	9.28
LEASING EXP	3	.22	.30						
TOTAL PAYROLL	7	1.10	1.01	.77	1.31				
TOTAL CONTRACT	8	2.21	1.81	1.26	3.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3221	5
AVG SQFT/RETAIL TENANT	949	1
AVG SQFT/OFFICE WORKER	176	7
AVG % OFFICE OCCUPANCY	91.0	7
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	12.23	4
RENTABLE/GROSS SQFT	.79	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.95	8
PAYROLL	.11	3
CONTRACT	.78	8
SUP/MAT/MISC	.03	8
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	1.50	8
PAYROLL	.44	7
ELEVATOR	.11	7
HVAC	.36	6
ELECTRICAL	.05	8
STRUCT/ROOF	.04	6
PLUMBING	.02	7
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.06	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.91	8
ELECTRICAL	1.57	8
GAS	.03	5
FUEL OIL	.13	1
PURCH STEAM	.07	1
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.40	7
RDS/GNDS TOTAL	.05	7
RDS/GNDS PAYRL	.05	2
RDS/GNDS CONTR	.03	6
RDS/GNDS OTHER	.01	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.51	6
SEC PAYROLL	.05	3
SEC CONTRACTS	.23	6
SEC OTHER	.01	1
ADMIN TOTAL	.42	8
PAYROLL	.33	4
MGMT FEES	.39	6
LEGAL FEES	.00	5
AUDIT FEES	.02	3
GEN OFC EXP	.02	6
OTHER ADM EXP	.02	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.32	7
REAL ESTATE TAX	1.04	6
BUILDING INS	.17	7
PERS PROP TAX	.00	1
OTHER TAX	.07	2
LEASING EXPENSES	.30	3
ADV/PROMOTION	.01	3
COMM/FEES	.04	3
TENANT ALTS	.13	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.01	7
CLEANING	.11	3
REPAIR/MAINT	.44	7
RDS/GROUNDS	.05	2
SECURITY	.05	3
ADMINISTRATIVE	.16	5
TOTAL CONTRACTS	1.81	8
CLEANING	.78	8
REPAIR/MAINT	.55	8
RDS/GROUNDS	.03	6
SECURITY	.23	6
ADMINISTRATIVE	.45	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

30-39 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	19 BLDS	3,273,235 SQ. FT.				3,122,147 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	14					10.11	9.72	6.05	14.84
RETAIL AREA	6	16.08	11.29	3.16	41.89				
OTHER AREA	3	19.43	10.28						
TOTAL RENT	14	10.75	9.60	6.05	14.21				
MISCELLANEOUS	7	.37	.32	.03	.60				
TOTAL INCOME	14	10.93	9.94	6.05	14.48				
EXPENSE									
CLEANING	19	1.01	.90	.64	1.28	1.05	.91	.66	1.31
REPAIR-MAINT	19	1.42	1.29	.71	2.06	1.47	1.36	.76	2.07
UTILITIES	19	1.73	1.63	1.27	2.14	1.78	1.69	1.27	2.14
RDS/GRNDS/SEC	17	.52	.40	.15	.69	.52	.40	.15	.69
ADMINISTRATIVE	18	.74	.57	.43	1.20	.74	.57	.43	1.20
TOTAL OPER EXP	19	5.37	5.35	3.78	6.12	5.57	5.45	3.93	6.79
FIXED EXPENSES	16	1.79	1.39	.84	2.30	1.79	1.39	.84	2.30
TOTAL OPER+FIX	19	6.84	6.77	5.15	7.79	6.95	6.99	5.30	8.35
LEASING EXP	11	.56	.43	.10	.88				
TOTAL PAYROLL	17	1.02	.93	.63	2.32				
TOTAL CONTRACT	18	1.50	1.48	.89	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5886	14
AVG SQFT/RETAIL TENANT	2796	7
AVG SQFT/OFFICE WORKER	304	16
AVG % OFFICE OCCUPANCY	86.9	18
AVG % RETAIL OCCUPANCY	90.1	7
AVG $ RATE YR-END RENT	14.48	14
RENTABLE/GROSS SQFT	.93	16

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.91	17
PAYROLL	.40	10
CONTRACT	.61	15
SUP/MAT/MISC	.07	15
TRASH REMOVAL	.04	15
REPR/MAINT TOTAL	1.29	17
PAYROLL	.56	14
ELEVATOR	.16	16
HVAC	.14	14
ELECTRICAL	.07	15
STRUCT/ROOF	.09	7
PLUMBING	.01	11
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.14	16

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.66	18
ELECTRICAL	1.45	18
GAS	.14	13
FUEL OIL		
PURCH STEAM	.36	5
PURCH CH WTR		
COAL		
WATER/SEWER	.07	15
RDS/GNDS/SEC TOTAL	.41	16
RDS/GNDS TOTAL	.09	7
RDS/GNDS PAYRL	.08	2
RDS/GNDS CONTR	.06	4
RDS/GNDS OTHER	.02	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.40	15
SEC PAYROLL	.28	6
SEC CONTRACTS	.40	13
SEC OTHER	.01	9
ADMIN TOTAL	.57	16
PAYROLL	.42	14
MGMT FEES	.56	8
LEGAL FEES	.11	5
AUDIT FEES	.04	4
GEN OFC EXP	.09	11
OTHER ADM EXP	.03	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.39	14
REAL ESTATE TAX	.96	14
BUILDING INS	.20	12
PERS PROP TAX	.06	4
OTHER TAX	.03	5
LEASING EXPENSES	.25	9
ADV/PROMOTION	.06	6
COMM/FEES	.28	6
TENANT ALTS	.10	7
BUY-OUTS	.28	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.12	15
CLEANING	.40	10
REPAIR/MAINT	.56	14
RDS/GROUNDS	.08	2
SECURITY	.28	6
ADMINISTRATIVE	.41	13
TOTAL CONTRACTS	1.53	17
CLEANING	.63	15
REPAIR/MAINT	.42	16
RDS/GROUNDS	.08	4
SECURITY	.40	13
ADMINISTRATIVE	.64	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,542,824 SQ. FT.				3,426,802 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					11.89	12.11	7.99	17.42
RETAIL AREA	6	13.17	9.39	3.38	62.53				
OTHER AREA	5	9.32	8.13	7.48	12.30				
TOTAL RENT	7	11.84	12.07	7.96	16.46				
MISCELLANEOUS	6	.08	.06	.01	.19				
TOTAL INCOME	7	11.92	12.13	7.96	16.51				
EXPENSE									
CLEANING	9	.95	1.06	.43	1.47	.98	1.13	.43	1.57
REPAIR-MAINT	9	1.29	1.25	.93	1.60	1.33	1.34	.94	1.68
UTILITIES	9	1.33	1.51	.94	1.75	1.37	1.52	.95	1.87
RDS/GRNDS/SEC	9	.84	.91	.54	1.07	.84	.91	.54	1.07
ADMINISTRATIVE	8	1.13	1.20	.97	1.38	1.13	1.20	.97	1.38
TOTAL OPER EXP	9	5.38	6.05	3.73	6.48	5.54	6.35	3.75	6.84
FIXED EXPENSES	8	1.91	2.06	1.57	2.21	1.91	2.06	1.57	2.21
TOTAL OPER+FIX	9	7.00	8.13	5.45	8.59	8.03	8.24	5.48	9.11
LEASING EXP	6	.51	.14	.13	1.13				
TOTAL PAYROLL	9	1.37	.55	.49	1.97				
TOTAL CONTRACT	9	1.61	1.56	.59	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6799	6
AVG SQFT/RETAIL TENANT	1951	8
AVG SQFT/OFFICE WORKER	347	8
AVG % OFFICE OCCUPANCY	83.5	9
AVG % RETAIL OCCUPANCY	100.0	8
AVG $ RATE YR-END RENT	19.25	7
RENTABLE/GROSS SQFT	.94	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.06**	**9**
PAYROLL	.11	4
CONTRACT	.79	8
SUP/MAT/MISC	.05	7
TRASH REMOVAL	.02	9
REPR/MAINT TOTAL	**1.25**	**9**
PAYROLL	.55	5
ELEVATOR	.25	9
HVAC	.38	8
ELECTRICAL	.15	9
STRUCT/ROOF	.01	5
PLUMBING	.01	6
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.31	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.51**	**9**
ELECTRICAL	.88	9
GAS	.08	4
FUEL OIL	.01	2
PURCH STEAM	.52	5
PURCH CH WTR	.29	3
COAL		
WATER/SEWER	.06	8
RDS/GNDS/SEC TOTAL	**.91**	**9**
RDS/GNDS TOTAL	.10	7
RDS/GNDS PAYRL	.10	3
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.10	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.81	9
SEC PAYROLL	.40	4
SEC CONTRACTS	.76	7
SEC OTHER	.03	5
ADMIN TOTAL	**1.20**	**8**
PAYROLL	.52	8
MGMT FEES	.29	5
LEGAL FEES	.05	5
AUDIT FEES	.05	2
GEN OFC EXP	.07	8
OTHER ADM EXP	.13	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**2.06**	**8**
REAL ESTATE TAX	1.72	8
BUILDING INS	.21	8
PERS PROP TAX		
OTHER TAX	.07	5
LEASING EXPENSES	**.14**	**6**
ADV/PROMOTION	.11	6
COMM/FEES	.03	6
TENANT ALTS	.92	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.55**	**9**
CLEANING	.11	4
REPAIR/MAINT	.55	5
RDS/GROUNDS	.10	3
SECURITY	.40	4
ADMINISTRATIVE	.52	8
TOTAL CONTRACTS	**1.56**	**9**
CLEANING	.79	8
REPAIR/MAINT	.42	4
RDS/GROUNDS	.03	3
SECURITY	.76	7
ADMINISTRATIVE	.34	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

30-39 YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,611,230 SQ. FT.				3,355,989 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					17.27	14.76		
RETAIL AREA	2	10.56	10.56						
OTHER AREA	2	4.47	5.15						
TOTAL RENT	3	16.44	13.69						
MISCELLANEOUS	3	.66	.44						
TOTAL INCOME	3	17.09	15.08						
EXPENSE									
CLEANING	4	1.57	1.72	1.15	1.87	1.68	1.72	1.20	2.03
REPAIR-MAINT	4	1.26	1.24	1.11	1.46	1.38	1.32	1.28	1.46
UTILITIES	4	1.96	1.97	1.28	2.71	2.08	2.06	1.43	2.71
RDS/GRNDS/SEC	4	.40	.34	.18	.56	.40	.34	.18	.56
ADMINISTRATIVE	4	.57	.61	.48	.63	.57	.61	.48	.63
TOTAL OPER EXP	4	5.76	5.89	4.65	6.77	6.17	6.32	5.32	6.78
FIXED EXPENSES	4	3.09	2.66	1.72	4.47	3.09	2.66	1.72	4.47
TOTAL OPER+FIX	4	8.85	8.96	7.23	10.38	9.26	9.39	7.49	10.80
LEASING EXP	2	1.58	1.60						
TOTAL PAYROLL	4	.75	.71	.44	1.10				
TOTAL CONTRACT	4	2.19	2.16	1.61	2.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27049	3
AVG SQFT/RETAIL TENANT	5592	2
AVG SQFT/OFFICE WORKER	594	1
AVG % OFFICE OCCUPANCY	90.1	4
AVG % RETAIL OCCUPANCY	98.5	3
AVG $ RATE YR-END RENT	19.95	3
RENTABLE/GROSS SQFT	.95	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.63**	**3**
PAYROLL	.02	1
CONTRACT	1.38	3
SUP/MAT/MISC	.12	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	**1.13**	**3**
PAYROLL	.61	2
ELEVATOR	.20	3
HVAC	.21	3
ELECTRICAL	.16	3
STRUCT/ROOF	.01	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.14	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.26**	**3**
ELECTRICAL	1.14	3
GAS	.15	2
FUEL OIL	.01	1
PURCH STEAM	.52	1
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	**.49**	**3**
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	1
RDS/GNDS OTHER	.02	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.47	3
SEC PAYROLL	.04	1
SEC CONTRACTS	.46	3
SEC OTHER	.01	1
ADMIN TOTAL	**.62**	**3**
PAYROLL	.27	3
MGMT FEES	.25	2
LEGAL FEES	.04	3
AUDIT FEES	.04	2
GEN OFC EXP	.04	3
OTHER ADM EXP	.03	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.79**	**3**
REAL ESTATE TAX	1.79	3
BUILDING INS	.17	2
PERS PROP TAX	.00	1
OTHER TAX	.09	1
LEASING EXPENSES	**3.09**	**1**
ADV/PROMOTION	.02	1
COMM/FEES	.19	1
TENANT ALTS	2.89	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.82**	**3**
CLEANING	.02	1
REPAIR/MAINT	.81	2
RDS/GROUNDS		
SECURITY	.04	1
ADMINISTRATIVE	.27	3
TOTAL CONTRACTS	**2.54**	**3**
CLEANING	1.38	3
REPAIR/MAINT	.49	2
RDS/GROUNDS	.02	1
SECURITY	.46	3
ADMINISTRATIVE	.29	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

40-49 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	564,539 SQ. FT.				466,171 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.60	10.82		
RETAIL AREA	1	4.71	4.71						
OTHER AREA									
TOTAL RENT	3	11.17	10.82						
MISCELLANEOUS	3	.34	.52						
TOTAL INCOME	3	11.50	11.36						
EXPENSE									
CLEANING	6	1.19	.92	.64	3.44	1.44	1.04	.71	3.54
REPAIR-MAINT	6	1.30	1.38	1.27	1.70	1.56	1.48	1.38	1.90
UTILITIES	6	2.21	2.36	1.25	3.15	2.62	2.68	1.25	3.24
RDS/GRNDS/SEC	6	.68	.31	.04	2.40	.68	.31	.04	2.40
ADMINISTRATIVE	6	.27	.31	.23	.70	.27	.31	.23	.70
TOTAL OPER EXP	6	5.65	5.09	4.40	10.60	6.77	6.12	4.40	10.90
FIXED EXPENSES	6	1.99	1.18	.82	2.67	1.99	1.18	.82	2.67
TOTAL OPER+FIX	6	7.64	7.11	5.88	11.78	8.76	7.83	6.19	12.08
LEASING EXP	1	.43	.43						
TOTAL PAYROLL	6	1.56	1.07	.42	4.18				
TOTAL CONTRACT	6	1.11	1.88	.84	2.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17856	4
AVG SQFT/RETAIL TENANT	10608	1
AVG SQFT/OFFICE WORKER	247	4
AVG % OFFICE OCCUPANCY	96.1	4
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	14.47	3
RENTABLE/GROSS SQFT	.84	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.92	6
PAYROLL	.55	3
CONTRACT	.69	6
SUP/MAT/MISC	.04	6
TRASH REMOVAL	.17	5
REPR/MAINT TOTAL	1.38	6
PAYROLL	.81	5
ELEVATOR	.07	6
HVAC	.14	6
ELECTRICAL	.04	6
STRUCT/ROOF	.08	4
PLUMBING	.03	6
FIRE/LIFE SFTY	.07	2
OTHER MAINT/SUP	.12	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.36	6
ELECTRICAL	1.89	6
GAS	.16	3
FUEL OIL		
PURCH STEAM	.39	3
PURCH CH WTR		
COAL		
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL	.31	6
RDS/GNDS TOTAL	.11	5
RDS/GNDS PAYRL	.30	3
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.04	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	1.24	4
SEC PAYROLL	2.04	3
SEC CONTRACTS	.06	2
SEC OTHER	.05	3
ADMIN TOTAL	.31	6
PAYROLL	.23	4
MGMT FEES	.50	3
LEGAL FEES	.01	3
AUDIT FEES	.06	1
GEN OFC EXP	.01	3
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.18	6
REAL ESTATE TAX	.94	6
BUILDING INS	.29	6
PERS PROP TAX		
OTHER TAX	.01	1
LEASING EXPENSES	.43	1
ADV/PROMOTION		
COMM/FEES	.43	1
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.07	6
CLEANING	.55	3
REPAIR/MAINT	.81	5
RDS/GROUNDS	.30	3
SECURITY	2.04	3
ADMINISTRATIVE	.23	4
TOTAL CONTRACTS	1.88	6
CLEANING	.69	6
REPAIR/MAINT	.16	4
RDS/GROUNDS	.03	2
SECURITY	.14	2
ADMINISTRATIVE	.51	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

40-49 YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	139,086 SQ. FT.				128,088 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.60	10.82		
RETAIL AREA	1	4.71	4.71						
OTHER AREA									
TOTAL RENT	3	11.17	10.82						
MISCELLANEOUS	3	.34	.52						
TOTAL INCOME	3	11.50	11.36						
EXPENSE									
CLEANING	4	1.25	.89	.64	2.11	1.36	.89	.71	2.14
REPAIR-MAINT	4	1.56	1.49	1.37	1.70	1.66	1.49	1.38	1.90
UTILITIES	4	2.00	2.14	1.25	2.89	2.00	2.14	1.25	2.91
RDS/GRNDS/SEC	4	.54	.08	.04	1.25	.54	.08	.04	1.25
ADMINISTRATIVE	4	.49	.52	.31	.70	.49	.52	.31	.70
TOTAL OPER EXP	4	5.84	5.05	4.40	7.87	6.15	5.37	4.40	8.26
FIXED EXPENSES	4	1.71	1.15	.82	2.27	1.71	1.15	.82	2.27
TOTAL OPER+FIX	4	7.55	6.60	5.88	9.49	7.85	6.92	6.19	9.56
LEASING EXP	1	.43	.43						
TOTAL PAYROLL	4	1.37	.74	.42	2.51				
TOTAL CONTRACT	4	1.63	1.88	1.16	2.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4245	3
AVG SQFT/RETAIL TENANT	10608	1
AVG SQFT/OFFICE WORKER	205	3
AVG % OFFICE OCCUPANCY	84.7	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	14.47	3
RENTABLE/GROSS SQFT	.98	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.89	4
PAYROLL	.55	1
CONTRACT	.69	4
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.17	3
REPR/MAINT TOTAL	1.49	4
PAYROLL	.81	3
ELEVATOR	.07	4
HVAC	.25	4
ELECTRICAL	.04	4
STRUCT/ROOF	.08	2
PLUMBING	.03	4
FIRE/LIFE SFTY	.07	2
OTHER MAINT/SUP	.35	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.14	4
ELECTRICAL	1.83	4
GAS	.22	2
FUEL OIL		
PURCH STEAM	.29	2
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	.08	4
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL	.30	1
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.04	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	1.07	2
SEC PAYROLL	1.04	2
SEC CONTRACTS	.00	1
SEC OTHER	.05	1
ADMIN TOTAL	.52	4
PAYROLL	.23	2
MGMT FEES	.50	3
LEGAL FEES	.01	3
AUDIT FEES	.06	1
GEN OFC EXP	.00	2
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.15	4
REAL ESTATE TAX	.94	4
BUILDING INS	.29	4
PERS PROP TAX		
OTHER TAX	.01	1
LEASING EXPENSES	.43	1
ADV/PROMOTION		
COMM/FEES	.43	1
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.74	4
CLEANING	.55	1
REPAIR/MAINT	.81	3
RDS/GROUNDS	.30	1
SECURITY	1.04	2
ADMINISTRATIVE	.23	2
TOTAL CONTRACTS	1.88	4
CLEANING	.69	4
REPAIR/MAINT	.16	3
RDS/GROUNDS	.03	2
SECURITY	.00	1
ADMINISTRATIVE	.51	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	245 BLDS	48,650,363 SQ. FT.				45,813,259 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	217					10.87	10.48	7.28	13.96
RETAIL AREA	118	14.35	13.76	7.11	23.29				
OTHER AREA	38	4.66	3.98	1.67	8.99				
TOTAL RENT	224	10.81	10.32	7.32	14.38				
MISCELLANEOUS	149	.91	.17	.08	.82				
TOTAL INCOME	227	11.23	10.83	7.36	15.14				
EXPENSE									
CLEANING	245	1.39	.97	.65	1.47	1.48	1.04	.70	1.60
REPAIR-MAINT	245	1.69	1.17	.79	1.77	1.78	1.26	.81	1.86
UTILITIES	245	1.90	1.59	1.19	2.06	1.98	1.65	1.23	2.11
RDS/GRNDS/SEC	227	.42	.28	.16	.51	.42	.28	.18	.51
ADMINISTRATIVE	238	.80	.65	.42	.97	.80	.65	.42	.97
TOTAL OPER EXP	245	6.15	4.91	3.77	6.45	6.49	5.06	3.97	6.91
FIXED EXPENSES	242	2.17	1.26	.74	2.13	2.17	1.26	.74	2.13
TOTAL OPER+FIX	245	8.29	6.30	4.76	8.52	8.64	6.62	5.17	9.09
LEASING EXP	192	.89	.38	.10	1.06				
TOTAL PAYROLL	220	1.91	.91	.48	1.72				
TOTAL CONTRACT	236	1.54	1.48	.95	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3887	215
AVG SQFT/RETAIL TENANT	2429	128
AVG SQFT/OFFICE WORKER	244	181
AVG % OFFICE OCCUPANCY	88.6	231
AVG % RETAIL OCCUPANCY	91.1	134
AVG $ RATE YR-END RENT	14.60	209
RENTABLE/GROSS SQFT	.89	175

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.94	233
PAYROLL	.66	88
CONTRACT	.55	214
SUP/MAT/MISC	.07	193
TRASH REMOVAL	.05	196
REPR/MAINT TOTAL	1.13	231
PAYROLL	.49	185
ELEVATOR	.20	219
HVAC	.13	201
ELECTRICAL	.04	197
STRUCT/ROOF	.05	92
PLUMBING	.02	187
FIRE/LIFE SFTY	.02	97
OTHER MAINT/SUP	.21	216

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.60	231
ELECTRICAL	1.25	229
GAS	.17	151
FUEL OIL	.11	28
PURCH STEAM	.47	70
PURCH CH WTR	.16	5
COAL	.11	1
WATER/SEWER	.07	216
RDS/GNDS/SEC TOTAL	.28	214
RDS/GNDS TOTAL	.04	98
RDS/GNDS PAYRL	.11	14
RDS/GNDS CONTR	.03	68
RDS/GNDS OTHER	.02	51

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	202
SEC PAYROLL	.24	73
SEC CONTRACTS	.20	162
SEC OTHER	.01	52
ADMIN TOTAL	.64	222
PAYROLL	.30	129
MGMT FEES	.43	166
LEGAL FEES	.04	117
AUDIT FEES	.03	79
GEN OFC EXP	.05	161
OTHER ADM EXP	.03	139

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.25	231
REAL ESTATE TAX	.94	225
BUILDING INS	.21	220
PERS PROP TAX	.01	36
OTHER TAX	.03	78
LEASING EXPENSES	.38	179
ADV/PROMOTION	.03	110
COMM/FEES	.11	126
TENANT ALTS	.44	133
BUY-OUTS	.21	8

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.89	213
CLEANING	.65	89
REPAIR/MAINT	.49	188
RDS/GROUNDS	.14	15
SECURITY	.23	74
ADMINISTRATIVE	.29	133
TOTAL CONTRACTS	1.46	228
CLEANING	.65	214
REPAIR/MAINT	.32	173
RDS/GROUNDS	.03	71
SECURITY	.20	168
ADMINISTRATIVE	.44	167

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

50 OR MORE YEARS LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	49 BLDS	1,576,026 SQ. FT.				1,468,604 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	49					10.11	8.69	6.47	13.59
RETAIL AREA	19	14.52	10.67	7.16	20.00				
OTHER AREA	1	.99	.99						
TOTAL RENT	49	10.30	9.15	6.83	13.71				
MISCELLANEOUS	24	.49	.12	.03	.53				
TOTAL INCOME	49	10.55	9.44	6.83	14.08				
EXPENSE									
CLEANING	49	.91	.78	.63	1.05	.97	.79	.67	1.14
REPAIR-MAINT	49	1.35	.95	.66	1.82	1.43	1.09	.70	1.95
UTILITIES	49	1.54	1.59	1.08	1.88	1.59	1.65	1.10	1.90
RDS/GRNDS/SEC	43	.39	.22	.05	.60	.39	.22	.05	.60
ADMINISTRATIVE	46	.64	.58	.44	.87	.64	.58	.44	.87
TOTAL OPER EXP	49	4.75	4.27	3.33	5.83	5.01	4.61	3.49	6.01
FIXED EXPENSES	48	1.27	1.10	.60	1.63	1.27	1.10	.60	1.63
TOTAL OPER+FIX	49	6.01	5.78	4.12	7.12	6.32	6.06	4.23	7.15
LEASING EXP	35	.61	.35	.08	.80				
TOTAL PAYROLL	41	.89	.50	.35	.87				
TOTAL CONTRACT	48	1.54	1.41	.96	2.08				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1851	45
AVG SQFT/RETAIL TENANT	1490	17
AVG SQFT/OFFICE WORKER	217	34
AVG % OFFICE OCCUPANCY	88.2	46
AVG % RETAIL OCCUPANCY	95.9	19
AVG $ RATE YR-END RENT	11.93	42
RENTABLE/GROSS SQFT	.93	34

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	49
PAYROLL	.47	10
CONTRACT	.67	44
SUP/MAT/MISC	.07	33
TRASH REMOVAL	.06	38
REPR/MAINT TOTAL	.95	49
PAYROLL	.37	34
ELEVATOR	.20	41
HVAC	.17	35
ELECTRICAL	.05	34
STRUCT/ROOF	.09	22
PLUMBING	.03	33
FIRE/LIFE SFTY	.03	15
OTHER MAINT/SUP	.30	46

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.60	48
ELECTRICAL	1.12	48
GAS	.20	33
FUEL OIL	.31	3
PURCH STEAM	.49	7
PURCH CH WTR		
COAL		
WATER/SEWER	.10	44
RDS/GNDS/SEC TOTAL	.22	43
RDS/GNDS TOTAL	.05	25
RDS/GNDS PAYRL	1.36	1
RDS/GNDS CONTR	.06	21
RDS/GNDS OTHER	.05	11

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.18	34
SEC PAYROLL	.37	7
SEC CONTRACTS	.12	28
SEC OTHER	.03	10
ADMIN TOTAL	.58	45
PAYROLL	.41	9
MGMT FEES	.50	36
LEGAL FEES	.03	20
AUDIT FEES	.05	15
GEN OFC EXP	.06	21
OTHER ADM EXP	.02	24

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.10	48
REAL ESTATE TAX	.72	47
BUILDING INS	.19	46
PERS PROP TAX	.01	4
OTHER TAX	.02	12
LEASING EXPENSES	.33	31
ADV/PROMOTION	.04	17
COMM/FEES	.13	20
TENANT ALTS	.45	19
BUY-OUTS	.56	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.50	41
CLEANING	.54	11
REPAIR/MAINT	.37	35
RDS/GROUNDS	1.36	1
SECURITY	.37	7
ADMINISTRATIVE	.45	10
TOTAL CONTRACTS	1.41	48
CLEANING	.88	44
REPAIR/MAINT	.22	33
RDS/GROUNDS	.07	22
SECURITY	.12	30
ADMINISTRATIVE	.45	32

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	48 BLDS	3,651,104 SQ. FT.				3,291,347 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	41					10.85	10.22	6.16	15.04
RETAIL AREA	21	14.37	11.32	6.45	20.26				
OTHER AREA	6	4.13	3.44	2.05	9.29				
TOTAL RENT	42	11.11	10.09	5.78	15.43				
MISCELLANEOUS	28	.27	.04	.01	.29				
TOTAL INCOME	42	11.29	10.21	6.40	16.16				
EXPENSE									
CLEANING	48	1.10	.74	.57	1.28	1.21	.79	.63	1.61
REPAIR-MAINT	48	1.42	1.00	.69	1.67	1.55	1.17	.73	1.78
UTILITIES	48	1.62	1.47	1.01	1.82	1.71	1.51	1.09	1.82
RDS/GRNDS/SEC	44	.38	.24	.12	.47	.38	.24	.12	.47
ADMINISTRATIVE	47	.80	.63	.44	1.05	.80	.63	.44	1.05
TOTAL OPER EXP	48	5.26	4.46	3.49	6.45	5.72	4.81	3.75	6.74
FIXED EXPENSES	48	1.60	1.07	.62	1.89	1.60	1.07	.62	1.89
TOTAL OPER+FIX	48	6.87	6.07	4.22	8.28	7.33	6.25	4.76	9.02
LEASING EXP	42	.91	.35	.09	1.20				
TOTAL PAYROLL	42	1.17	.76	.44	1.34				
TOTAL CONTRACT	46	1.82	1.36	.95	2.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2304	41
AVG SQFT/RETAIL TENANT	2398	22
AVG SQFT/OFFICE WORKER	257	33
AVG % OFFICE OCCUPANCY	83.7	43
AVG % RETAIL OCCUPANCY	85.7	23
AVG $ RATE YR-END RENT	13.48	39
RENTABLE/GROSS SQFT	.89	31

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	45
PAYROLL	.28	13
CONTRACT	.51	43
SUP/MAT/MISC	.06	41
TRASH REMOVAL	.04	41
REPR/MAINT TOTAL	.97	45
PAYROLL	.45	37
ELEVATOR	.16	45
HVAC	.11	41
ELECTRICAL	.04	41
STRUCT/ROOF	.03	20
PLUMBING	.02	41
FIRE/LIFE SFTY	.02	19
OTHER MAINT/SUP	.17	43
UTILITIES TOTAL	1.49	46
ELECTRICAL	1.22	45
GAS	.18	31
FUEL OIL	.23	2
PURCH STEAM	.49	11
PURCH CH WTR		
COAL	.11	1
WATER/SEWER	.06	44
RDS/GNDS/SEC TOTAL	.23	41
RDS/GNDS TOTAL	.04	20
RDS/GNDS PAYRL	.19	2
RDS/GNDS CONTR	.03	15
RDS/GNDS OTHER	.01	10
SECURITY TOTAL	.21	38
SEC PAYROLL	.29	10
SEC CONTRACTS	.14	33
SEC OTHER	.02	8
ADMIN TOTAL	.61	44
PAYROLL	.34	24
MGMT FEES	.41	34
LEGAL FEES	.05	22
AUDIT FEES	.04	15
GEN OFC EXP	.04	35
OTHER ADM EXP	.05	25
FIXED EXP TOTAL	1.05	46
REAL ESTATE TAX	.78	44
BUILDING INS	.22	44
PERS PROP TAX	.01	9
OTHER TAX	.04	18
LEASING EXPENSES	.35	40
ADV/PROMOTION	.02	27
COMM/FEES	.09	29
TENANT ALTS	.58	25
BUY-OUTS	37	1
TOTAL PAYROLL	.76	42
CLEANING	.28	13
REPAIR/MAINT	.46	37
RDS/GROUNDS	.37	3
SECURITY	.17	11
ADMINISTRATIVE	.34	24
TOTAL CONTRACTS	1.32	44
CLEANING	.51	43
REPAIR/MAINT	.33	36
RDS/GROUNDS	.03	16
SECURITY	.14	34
ADMINISTRATIVE	45	34

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

50 OR MORE YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	106 BLDS	18,412,605 SQ. FT.				17,148,193 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	97					11.55	11.37	7.76	14.24
RETAIL AREA	60	14.43	15.81	7.19	27.68				
OTHER AREA	22	6.73	4.11	1.69	8.13				
TOTAL RENT	98	11.52	11.23	7.68	14.80				
MISCELLANEOUS	71	.60	.15	.03	.78				
TOTAL INCOME	100	11.88	11.50	7.85	15.28				
EXPENSE									
CLEANING	106	1.25	1.04	.73	1.48	1.32	1.11	.74	1.57
REPAIR-MAINT	106	1.34	1.16	.81	1.63	1.43	1.25	.89	1.79
UTILITIES	106	1.67	1.59	1.20	2.03	1.73	1.60	1.23	2.06
RDS/GRNDS/SEC	101	.38	.34	.20	.47	.38	.34	.20	.47
ADMINISTRATIVE	105	.81	.74	.43	.98	.81	.74	.43	.98
TOTAL OPER EXP	106	5.42	4.85	3.86	6.35	5.73	5.04	4.14	6.82
FIXED EXPENSES	105	1.60	1.29	.80	2.04	1.60	1.29	.80	2.04
TOTAL OPER+FIX	106	7.00	6.27	5.27	8.45	7.27	6.54	5.35	8.84
LEASING EXP	86	.95	.46	.12	1.11				
TOTAL PAYROLL	97	1.32	1.07	.52	1.69				
TOTAL CONTRACT	103	1.77	1.60	1.06	2.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3179	96
AVG SQFT/RETAIL TENANT	2342	64
AVG SQFT/OFFICE WORKER	221	83
AVG % OFFICE OCCUPANCY	90.1	101
AVG % RETAIL OCCUPANCY	92.7	65
AVG $ RATE YR-END RENT	15.13	97
RENTABLE/GROSS SQFT	.90	79

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.03	98
PAYROLL	.57	44
CONTRACT	.69	91
SUP/MAT/MISC	.07	86
TRASH REMOVAL	.05	84
REPR/MAINT TOTAL	1.14	98
PAYROLL	.49	79
ELEVATOR	.21	97
HVAC	.12	91
ELECTRICAL	.04	88
STRUCT/ROOF	.03	37
PLUMBING	.03	82
FIRE/LIFE SFTY	.02	44
OTHER MAINT/SUP	.17	90
UTILITIES TOTAL	1.60	97
ELECTRICAL	1.20	97
GAS	.12	61
FUEL OIL	.12	14
PURCH STEAM	.40	37
PURCH CH WTR	.11	3
COAL		
WATER/SEWER	.06	88
RDS/GNDS/SEC TOTAL	.35	93
RDS/GNDS TOTAL	.04	42
RDS/GNDS PAYRL	.07	9
RDS/GNDS CONTR	.03	24
RDS/GNDS OTHER	.01	24
SECURITY TOTAL	.31	93
SEC PAYROLL	.23	40
SEC CONTRACTS	.21	72
SEC OTHER	.02	21
ADMIN TOTAL	.73	96
PAYROLL	.30	64
MGMT FEES	.40	75
LEGAL FEES	.03	48
AUDIT FEES	.03	35
GEN OFC EXP	.05	73
OTHER ADM EXP	.03	87
FIXED EXP TOTAL	1.30	98
REAL ESTATE TAX	1.01	95
BUILDING INS	.22	93
PERS PROP TAX	.00	20
OTHER TAX	.04	34
LEASING EXPENSES	.46	79
ADV/PROMOTION	.02	49
COMM/FEES	.15	56
TENANT ALTS	.42	64
BUY-OUTS	.03	3
TOTAL PAYROLL	1.06	92
CLEANING	.57	44
REPAIR/MAINT	.49	80
RDS/GROUNDS	.07	9
SECURITY	.23	40
ADMINISTRATIVE	.28	67
TOTAL CONTRACTS	1.86	97
CLEANING	.70	91
REPAIR/MAINT	.33	75
RDS/GROUNDS	.03	26
SECURITY	.21	73
ADMINISTRATIVE	.45	78

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS	12,890,470 SQ. FT.				12,023,709 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	24					10.35	11.74	7.54	13.44
RETAIL AREA	14	15.95	12.75	7.92	19.22				
OTHER AREA	9	3.04	6.82	.55	15.82				
TOTAL RENT	27	10.35	11.10	7.87	13.89				
MISCELLANEOUS	21	1.59	.83	.28	1.75				
TOTAL INCOME	27	11.55	12.61	8.90	15.45				
EXPENSE									
CLEANING	31	1.36	1.29	.82	1.71	1.45	1.39	.86	1.75
REPAIR-MAINT	31	1.73	1.39	.96	2.28	1.84	1.42	1.01	2.45
UTILITIES	31	1.91	1.74	1.35	2.32	2.00	1.86	1.45	2.32
RDS/GRNDS/SEC	29	.42	.28	.21	.54	.42	.28	.21	.54
ADMINISTRATIVE	29	.70	.67	.31	.97	.70	.67	.31	.97
TOTAL OPER EXP	31	6.04	5.80	4.70	7.93	6.41	6.07	5.00	8.31
FIXED EXPENSES	30	1.80	1.58	.82	2.23	1.80	1.58	.82	2.23
TOTAL OPER+FIX	31	7.78	7.94	5.57	9.54	8.19	8.13	5.94	9.65
LEASING EXP	23	1.01	.61	.10	1.70				
TOTAL PAYROLL	30	1.78	1.22	.55	2.78				
TOTAL CONTRACT	30	1.50	1.55	.59	2.34				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4951	26
AVG SQFT/RETAIL TENANT	3143	20
AVG SQFT/OFFICE WORKER	235	22
AVG % OFFICE OCCUPANCY	83.1	30
AVG % RETAIL OCCUPANCY	89.3	21
AVG $ RATE YR-END RENT	16.75	25
RENTABLE/GROSS SQFT	.88	24

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.35**	**30**
PAYROLL	1.44	15
CONTRACT	.65	27
SUP/MAT/MISC	.08	26
TRASH REMOVAL	.05	24
REPR/MAINT TOTAL	**1.39**	**29**
PAYROLL	.66	26
ELEVATOR	.21	27
HVAC	.13	24
ELECTRICAL	.04	27
STRUCT/ROOF	.24	10
PLUMBING	.03	23
FIRE/LIFE SFTY	.01	13
OTHER MAINT/SUP	.24	27

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.85**	**30**
ELECTRICAL	1.42	29
GAS	.25	19
FUEL OIL	.18	5
PURCH STEAM	.44	12
PURCH CH WTR	.43	2
COAL		
WATER/SEWER	.06	30
RDS/GNDS/SEC TOTAL	**.29**	**28**
RDS/GNDS TOTAL	.02	9
RDS/GNDS PAYRL	.27	1
RDS/GNDS CONTR	.02	6
RDS/GNDS OTHER	.08	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.28	28
SEC PAYROLL	.26	10
SEC CONTRACTS	.27	23
SEC OTHER	.01	10
ADMIN TOTAL	**.66**	**28**
PAYROLL	.27	22
MGMT FEES	.32	18
LEGAL FEES	.05	19
AUDIT FEES	.02	10
GEN OFC EXP	.05	24
OTHER ADM EXP	.06	16

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.69**	**29**
REAL ESTATE TAX	1.43	29
BUILDING INS	.23	27
PERS PROP TAX	.46	2
OTHER TAX	.01	11
LEASING EXPENSES	**.61**	**23**
ADV/PROMOTION	.03	13
COMM/FEES	.06	18
TENANT ALTS	.63	19
BUY-OUTS	.21	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.30**	**29**
CLEANING	1.44	15
REPAIR/MAINT	.65	27
RDS/GROUNDS	.27	1
SECURITY	.26	10
ADMINISTRATIVE	.26	23
TOTAL CONTRACTS	**1.55**	**30**
CLEANING	.65	27
REPAIR/MAINT	.30	22
RDS/GROUNDS	.02	5
SECURITY	.25	24
ADMINISTRATIVE	.23	21

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

50 OR MORE YEARS MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	12,120,158 SQ. FT.				11,681,406 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					10.11	11.77	2.28	18.13
RETAIL AREA	4	8.08	18.88	7.07	59.05				
OTHER AREA									
TOTAL RENT	8	9.94	11.91	2.55	16.95				
MISCELLANEOUS	5	.89	.68	.19	2.00				
TOTAL INCOME	9	9.78	7.58	2.55	18.18				
EXPENSE									
CLEANING	11	1.81	1.64	1.00	2.87	1.87	1.73	1.00	2.87
REPAIR-MAINT	11	2.29	1.86	1.57	2.99	2.37	1.86	1.57	3.22
UTILITIES	11	2.38	2.51	1.41	3.32	2.45	2.59	1.41	3.32
RDS/GRNDS/SEC	10	.51	.23	.18	.86	.51	.23	.18	.86
ADMINISTRATIVE	11	.91	.40	.30	1.87	.91	.40	.30	1.87
TOTAL OPER EXP	11	7.84	7.30	4.79	11.31	8.12	7.45	4.80	12.58
FIXED EXPENSES	11	3.68	3.71	2.15	5.26	3.68	3.71	2.15	5.26
TOTAL OPER+FIX	11	11.52	10.71	6.94	16.12	11.79	10.96	6.95	16.12
LEASING EXP	6	.59	.16	.12	1.31				
TOTAL PAYROLL	10	3.33	3.43	1.33	5.43				
TOTAL CONTRACT	9	1.10	.91	.65	1.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10055	7
AVG SQFT/RETAIL TENANT	2339	5
AVG SQFT/OFFICE WORKER	297	9
AVG % OFFICE OCCUPANCY	88.1	11
AVG % RETAIL OCCUPANCY	92.0	6
AVG $ RATE YR-END RENT	23.10	6
RENTABLE/GROSS SQFT	.92	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.59**	**10**
PAYROLL	1.79	6
CONTRACT	.18	9
SUP/MAT/MISC	.10	7
TRASH REMOVAL	.05	9
REPR/MAINT TOTAL	**1.76**	**10**
PAYROLL	1.03	9
ELEVATOR	.22	9
HVAC	.13	10
ELECTRICAL	.06	9
STRUCT/ROOF	.01	3
PLUMBING	.01	8
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.37	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**2.46**	**10**
ELECTRICAL	1.93	10
GAS	.11	7
FUEL OIL	.04	4
PURCH STEAM	.77	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC TOTAL	**.22**	**9**
RDS/GNDS TOTAL	.21	2
RDS/GNDS PAYRL	.15	1
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER	.09	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	9
SEC PAYROLL	.22	6
SEC CONTRACTS	.09	6
SEC OTHER	.01	3
ADMIN TOTAL	**.70**	**10**
PAYROLL	.28	10
MGMT FEES	.18	3
LEGAL FEES	.02	8
AUDIT FEES	.01	4
GEN OFC EXP	.15	8
OTHER ADM EXP	.02	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**3.94**	**10**
REAL ESTATE TAX	3.10	10
BUILDING INS	.19	10
PERS PROP TAX	2.59	1
OTHER TAX	.01	3
LEASING EXPENSES	**.16**	**6**
ADV/PROMOTION	.04	4
COMM/FEES	.21	3
TENANT ALTS	.11	6
BUY-OUTS	.01	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**3.56**	**9**
CLEANING	1.79	6
REPAIR/MAINT	1.03	9
RDS/GROUNDS	.15	1
SECURITY	.22	6
ADMINISTRATIVE	.25	9
TOTAL CONTRACTS	**.91**	**9**
CLEANING	.18	9
REPAIR/MAINT	.34	7
RDS/GROUNDS	.05	2
SECURITY	.06	7
ADMINISTRATIVE	.09	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

ALL DOWNTOWN

	# BLDS	TOTAL BUILDING RENTABLE AREA 1311 BLDS 409,932,105 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 390,338,056 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	1106					14.72	12.20	8.43	16.46
RETAIL AREA	548	17.10	14.52	8.42	22.47				
OTHER AREA	216	14.84	6.73	2.97	12.70				
TOTAL RENT	1135	14.90	12.41	8.51	16.66				
MISCELLANEOUS	810	.89	.19	.04	.66				
TOTAL INCOME	1208	15.05	12.82	8.69	17.00				
EXPENSE									
CLEANING	1246	1.10	.84	.62	1.16	1.14	.88	.64	1.22
REPAIR-MAINT	1259	1.35	1.01	.71	1.43	1.40	1.06	.73	1.51
UTILITIES	1258	1.71	1.58	1.23	2.05	1.76	1.61	1.25	2.09
RDS/GRNDS/SEC	1192	.43	.30	.17	.50	.43	.30	.17	.50
ADMINISTRATIVE	1286	.79	.68	.45	.97	.79	.68	.45	.97
TOTAL OPER EXP	1235	5.39	4.65	3.80	5.85	5.36	4.84	3.93	6.12
FIXED EXPENSES	1230	2.64	1.61	1.03	2.50	2.64	1.61	1.03	2.50
TOTAL OPER + FIX	1229	8.06	6.40	5.08	8.34	8.20	6.59	5.23	8.62
LEASING EXP	1042	.89	.32	.09	.91				
TOTAL PAYROLL	1122	1.16	.73	.46	1.19				
TOTAL CONTRACT	1222	1.70	1.48	1.00	2.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9661	1147
AVG SQFT/RETAIL TENANT	2926	619
AVG SQFT/OFFICE WORKER	258	975
AVG % OFFICE OCCUPANCY	89.0	1283
AVG % RETAIL OCCUPANCY	91.5	650
AVG $ RATE YR-END RENT	16.73	1115
RENTABLE/GROSS SQFT	.88	1019

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.84	1182	**UTILITIES TOTAL**	1.59	1176	SECURITY TOTAL	.28	1005	**FIXED EXP TOTAL**	1.61	1162	**TOTAL PAYROLL**	.73	1037
PAYROLL	.36	371	ELECTRICAL	1.35	1160	SEC PAYROLL	.24	353	REAL ESTATE TAX	1.35	1133	CLEANING	.37	377
CONTRACT	.65	1077	GAS	.12	596	SEC CONTRACTS	.22	832	BUILDING INS	.19	1119	REPAIR/MAINT	.43	921
SUP/MAT/MISC	.06	932	FUEL OIL	.01	192	SEC OTHER	.01	410	PERS PROP TAX	.00	236	RDS/GROUNDS	.05	147
TRASH REMOVAL	.04	996	PURCH STEAM	.35	248	**ADMIN TOTAL**	.69	1161	OTHER TAX	.03	389	SECURITY	.24	961
REPR/MAINT TOTAL	.90	1179	PURCH CH WTR	.50	47	PAYROLL	.25	798	**LEASING EXPENSES**	.35	945	ADMINISTRATIVE	.25	749
PAYROLL	.42	911	COAL	.09	8	MGMT FEES	.41	918	ADV/PROMOTION	.03	632	**TOTAL CONTRACTS**	1.53	1122
ELEVATOR	.18	1130	WATER/SEWER	.06	1105	LEGAL FEES	.03	684	COMM/FEES	.16	641	CLEANING	.66	1082
HVAC	.12	1103	**RDS/GNDS/SEC TOTAL**	.31	1079	AUDIT FEES	.03	545	TENANT ALTS	.30	675	REPAIR/MAINT	.33	894
ELECTRICAL	.04	968	RDS/GNDS TOTAL	.05	769	GEN OFC EXP	.05	908	BUY-OUTS	.21	69	RDS/GROUNDS	.04	621
STRUCT/ROOF	.03	521	RDS/GNDS PAYRL	.05	141	OTHER ADM EXP	.03	832				SECURITY	.22	855
PLUMBING	.01	871	RDS/GNDS CONTR	.04	607							ADMINISTRATIVE	.44	831
FIRE/LIFE SFTY	.02	594	RDS/GNDS OTHER	.02	405									
OTHER MAINT/SUP	.16	1120												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	# BLDS	TOTAL BUILDING RENTABLE AREA 142 BLDS 4,248,123 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA 4,036,878 SQ. FT. DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
INCOME									
OFFICE AREA	136					10.35	9.55	7.28	12.62
RETAIL AREA	31	13.72	10.67	5.33	17.76				
OTHER AREA	4	2.62	2.96	1.95	3.37				
TOTAL RENT	136	10.62	10.08	7.26	12.59				
MISCELLANEOUS	72	.88	.18	.04	.65				
TOTAL INCOME	136	11.11	10.40	7.48	13.28				
EXPENSE									
CLEANING	139	.82	.75	.56	.98	.86	.77	.62	1.03
REPAIR-MAINT	140	1.05	.80	.55	1.18	1.10	.84	.57	1.21
UTILITIES	140	1.54	1.51	1.11	1.96	1.59	1.57	1.15	2.02
RDS/GRNDS/SEC	124	.31	.18	.07	.37	.31	.18	.07	.37
ADMINISTRATIVE	130	.64	.57	.42	.80	.64	.57	.42	.80
TOTAL OPER EXP	140	4.31	3.95	3.14	5.00	4.41	4.13	3.36	5.14
FIXED EXPENSES	138	1.48	1.16	.75	1.55	1.48	1.16	.75	1.55
TOTAL OPER + FIX	140	5.76	5.15	4.07	6.48	5.92	5.44	4.13	6.66
LEASING EXP	99	.64	.37	.09	.78				
TOTAL PAYROLL	91	.77	.48	.28	.82				
TOTAL CONTRACT	140	1.54	1.36	.92	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2664	131
AVG SQFT/RETAIL TENANT	1984	30
AVG SQFT/OFFICE WORKER	217	110
AVG % OFFICE OCCUPANCY	90.4	139
AVG % RETAIL OCCUPANCY	90.9	34
AVG $ RATE YR-END RENT	12.24	124
RENTABLE/GROSS SQFT	.92	120

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	133	**UTILITIES TOTAL**	1.58	131	SECURITY TOTAL	.13	81	**FIXED EXP TOTAL**	1.17	132	**TOTAL PAYROLL**	.47	88
PAYROLL	.38	22	ELECTRICAL	1.26	128	SEC PAYROLL	.13	11	REAL ESTATE TAX	.93	128	CLEANING	.42	24
CONTRACT	.64	126	GAS	.18	82	SEC CONTRACTS	.15	67	BUILDING INS	.18	127	REPAIR/MAINT	.35	75
SUP/MAT/MISC	.08	89	FUEL OIL	.31	3	SEC OTHER	.02	30	PERS PROP TAX	.01	7	RDS/GROUNDS	.05	12
TRASH REMOVAL	.05	111	PURCH STEAM	.38	10	**ADMIN TOTAL**	.58	121	OTHER TAX	.04	27	SECURITY	.15	12
REPR/MAINT TOTAL	.80	130	PURCH CH WTR			PAYROLL	.21	29	**LEASING EXPENSES**	.41	88	ADMINISTRATIVE	.21	31
PAYROLL	.35	73	COAL	.09	1	MGMT FEES	.46	102	ADV/PROMOTION	.03	45	**TOTAL CONTRACTS**	1.36	133
ELEVATOR	.12	113	WATER/SEWER	.07	120	LEGAL FEES	.03	60	COMM/FEES	.18	61	CLEANING	.64	127
HVAC	.18	109	**RDS/GNDS/SEC TOTAL**	.19	119	AUDIT FEES	.07	49	TENANT ALTS	.30	53	REPAIR/MAINT	.32	92
ELECTRICAL	.05	93	RDS/GNDS TOTAL	.09	88	GEN OFC EXP	.04	66	BUY-OUTS	.53	4	RDS/GROUNDS	.08	76
STRUCT/ROOF	.06	51	RDS/GNDS PAYRL	.05	11	OTHER ADM EXP	.02	67				SECURITY	.14	70
PLUMBING	.03	81	RDS/GNDS CONTR	.08	72							ADMINISTRATIVE	.50	94
FIRE/LIFE SFTY	.02	46	RDS/GNDS OTHER	.02	36									
OTHER MAINT/SUP	.21	122												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	141 BLDS	10,811,892 SQ. FT.				10,075,155 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	131					11.24	10.64	6.70	15.44
RETAIL AREA	44	15.72	14.36	8.48	23.04				
OTHER AREA	11	5.41	4.18	3.10	12.53				
TOTAL RENT	132	11.49	10.74	7.03	15.88				
MISCELLANEOUS	79	.27	.05	.02	.20				
TOTAL INCOME	132	11.65	10.77	7.12	16.04				
EXPENSE									
CLEANING	129	.93	.75	.56	1.08	.96	.79	.58	1.13
REPAIR-MAINT	137	1.00	.80	.51	1.17	1.04	.82	.56	1.29
UTILITIES	133	1.53	1.50	1.10	1.97	1.58	1.56	1.12	2.01
RDS/GRNDS/SEC	127	.33	.21	.11	.46	.33	.21	.11	.46
ADMINISTRATIVE	140	.70	.62	.40	.87	.70	.62	.40	.87
TOTAL OPER EXP	129	4.61	4.17	3.36	5.66	4.44	4.52	3.51	5.75
FIXED EXPENSES	132	1.68	1.32	.90	2.22	1.68	1.32	.90	2.22
TOTAL OPER+FIX	129	6.30	5.73	4.48	7.74	6.28	5.93	4.69	8.00
LEASING EXP	113	.67	.23	.07	.74				
TOTAL PAYROLL	114	.97	.59	.34	1.01				
TOTAL CONTRACT	138	1.53	1.31	.88	2.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3859	130
AVG SQFT/RETAIL TENANT	2259	46
AVG SQFT/OFFICE WORKER	159	99
AVG % OFFICE OCCUPANCY	88.2	138
AVG % RETAIL OCCUPANCY	88.1	49
AVG $ RATE YR-END RENT	13.65	123
RENTABLE/GROSS SQFT	.46	108

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.74	120
PAYROLL	.23	31
CONTRACT	.56	115
SUP/MAT/MISC	.07	100
TRASH REMOVAL	.04	102
REPR/MAINT TOTAL	.81	121
PAYROLL	.39	88
ELEVATOR	.13	117
HVAC	.13	110
ELECTRICAL	.05	99
STRUCT/ROOF	.03	53
PLUMBING	.01	98
FIRE/LIFE SFTY	.02	59
OTHER MAINT/SUP	.14	115

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.56	118
ELECTRICAL	1.26	117
GAS	.15	72
FUEL OIL	.18	7
PURCH STEAM	.37	19
PURCH CH WTR	.75	1
COAL	.11	1
WATER/SEWER	.06	112
RDS/GNDS/SEC TOTAL	.23	107
RDS/GNDS TOTAL	.06	68
RDS/GNDS PAYRL	.07	9
RDS/GNDS CONTR	.05	53
RDS/GNDS OTHER	.05	33

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.20	97
SEC PAYROLL	.18	25
SEC CONTRACTS	.15	83
SEC OTHER	.03	18
ADMIN TOTAL	.66	120
PAYROLL	.27	51
MGMT FEES	.45	100
LEGAL FEES	.04	61
AUDIT FEES	.04	46
GEN OFC EXP	.03	86
OTHER ADM EXP	.03	65

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.32	118
REAL ESTATE TAX	1.02	116
BUILDING INS	.20	115
PERS PROP TAX	.01	22
OTHER TAX	.06	44
LEASING EXPENSES	.35	95
ADV/PROMOTION	.02	65
COMM/FEES	.11	72
TENANT ALTS	.32	58
BUY-OUTS	.31	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.67	105
CLEANING	.25	33
REPAIR/MAINT	.39	90
RDS/GROUNDS	.09	10
SECURITY	.17	27
ADMINISTRATIVE	.26	54
TOTAL CONTRACTS	1.45	120
CLEANING	.60	116
REPAIR/MAINT	.31	100
RDS/GROUNDS	.05	55
SECURITY	.15	86
ADMINISTRATIVE	.48	98

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	407 BLDS	77,104,098 SQ. FT.				73,445,860 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	364					13.27	12.57	8.78	16.26
RETAIL AREA	192	16.22	15.53	8.54	23.91				
OTHER AREA	68	11.22	6.53	2.97	11.02				
TOTAL RENT	373	13.60	12.92	9.07	16.79				
MISCELLANEOUS	262	.52	.16	.03	.59				
TOTAL INCOME	376	13.92	13.24	9.35	17.14				
EXPENSE									
CLEANING	396	.93	.88	.64	1.14	1.03	.93	.65	1.20
REPAIR-MAINT	402	1.19	1.09	.76	1.46	1.23	1.15	.79	1.56
UTILITIES	400	1.69	1.58	1.24	2.03	1.72	1.62	1.26	2.07
RDS/GRNDS/SEC	393	.39	.33	.20	.50	.39	.33	.20	.50
ADMINISTRATIVE	403	.81	.74	.48	1.08	.81	.74	.48	1.08
TOTAL OPER EXP	396	5.08	4.81	4.01	5.86	5.15	5.03	4.16	6.15
FIXED EXPENSES	396	1.93	1.61	1.01	2.48	1.93	1.61	1.01	2.48
TOTAL OPER+FIX	397	7.00	6.56	5.28	8.32	7.10	6.76	5.44	8.53
LEASING EXP	332	.92	.35	.09	1.05				
TOTAL PAYROLL	386	1.02	.77	.50	1.29				
TOTAL CONTRACT	397	1.74	1.63	1.13	2.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5860	378
AVG SQFT/RETAIL TENANT	2622	207
AVG SQFT/OFFICE WORKER	240	309
AVG % OFFICE OCCUPANCY	89.7	397
AVG % RETAIL OCCUPANCY	91.2	213
AVG $ RATE YR-END RENT	16.68	365
RENTABLE/GROSS SQFT	.91	333

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.88	370
PAYROLL	.35	119
CONTRACT	.66	350
SUP/MAT/MISC	.06	318
TRASH REMOVAL	.04	328
REPR/MAINT TOTAL	1.09	370
PAYROLL	.44	323
ELEVATOR	.17	363
HVAC	.12	350
ELECTRICAL	.04	318
STRUCT/ROOF	.03	159
PLUMBING	.01	287
FIRE/LIFE SFTY	.02	202
OTHER MAINT/SUP	.16	348

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.60	367
ELECTRICAL	1.39	363
GAS	.09	200
FUEL OIL	.05	53
PURCH STEAM	.37	83
PURCH CH WTR	.50	13
COAL	.05	3
WATER/SEWER	.08	339
RDS/GNDS/SEC TOTAL	.33	362
RDS/GNDS TOTAL	.04	247
RDS/GNDS PAYRL	.05	31
RDS/GNDS CONTR	.04	180
RDS/GNDS OTHER	.02	130

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.29	357
SEC PAYROLL	.23	104
SEC CONTRACTS	.26	302
SEC OTHER	.01	106
ADMIN TOTAL	.74	367
PAYROLL	.27	269
MGMT FEES	.45	300
LEGAL FEES	.03	221
AUDIT FEES	.03	161
GEN OFC EXP	.05	302
OTHER ADM EXP	.03	278

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.63	367
REAL ESTATE TAX	1.38	353
BUILDING INS	.19	356
PERS PROP TAX	.00	95
OTHER TAX	.04	130
LEASING EXPENSES	.37	298
ADV/PROMOTION	.03	200
COMM/FEES	.17	218
TENANT ALTS	.37	217
BUY-OUTS	.22	18

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.77	369
CLEANING	.36	120
REPAIR/MAINT	.44	326
RDS/GROUNDS	.05	35
SECURITY	.25	109
ADMINISTRATIVE	.27	272
TOTAL CONTRACTS	1.66	369
CLEANING	.67	352
REPAIR/MAINT	.34	310
RDS/GROUNDS	.04	163
SECURITY	.26	306
ADMINISTRATIVE	.47	294

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	214 BLDS	91,375,377 SQ. FT.				87,310,212 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	182					14.03	13.33	10.07	17.36
RETAIL AREA	100	15.22	14.16	9.15	19.09				
OTHER AREA	41	8.01	7.99	2.17	17.27				
TOTAL RENT	188	13.94	13.22	10.30	17.07				
MISCELLANEOUS	155	.69	.20	.05	.77				
TOTAL INCOME	193	14.37	13.90	10.39	17.61				
EXPENSE									
CLEANING	211	1.01	.86	.65	1.24	1.05	.90	.67	1.27
REPAIR-MAINT	211	1.23	1.04	.80	1.39	1.27	1.08	.83	1.51
UTILITIES	211	1.77	1.64	1.31	2.11	1.81	1.65	1.33	2.16
RDS/GRNDS/SEC	208	.42	.35	.23	.52	.42	.35	.23	.52
ADMINISTRATIVE	208	.74	.73	.46	.98	.74	.73	.46	.98
TOTAL OPER EXP	211	5.15	4.86	4.05	6.03	5.24	5.11	4.13	6.34
FIXED EXPENSES	205	2.11	1.81	1.18	2.57	2.11	1.81	1.18	2.57
TOTAL OPER+FIX	212	7.21	6.88	5.51	8.44	7.43	7.08	5.54	8.61
LEASING EXP	171	1.32	.37	.09	1.21				
TOTAL PAYROLL	204	1.04	.76	.51	1.19				
TOTAL CONTRACT	208	1.64	1.51	1.00	2.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10227	194
AVG SQFT/RETAIL TENANT	2019	134
AVG SQFT/OFFICE WORKER	248	172
AVG % OFFICE OCCUPANCY	88.9	210
AVG % RETAIL OCCUPANCY	88.6	140
AVG $ RATE YR-END RENT	19.02	186
RENTABLE/GROSS SQFT	.90	173

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.96	196
PAYROLL	.38	63
CONTRACT	.65	189
SUP/MAT/MISC	.06	165
TRASH REMOVAL	.04	173
REPR/MAINT TOTAL	1.01	196
PAYROLL	.43	162
ELEVATOR	.21	193
HVAC	.10	185
ELECTRICAL	.04	179
STRUCT/ROOF	.02	90
PLUMBING	.01	151
FIRE/LIFE SFTY	.02	109
OTHER MAINT/SUP	.16	166

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.64	195
ELECTRICAL	1.40	191
GAS	.11	93
FUEL OIL	.00	32
PURCH STEAM	.31	52
PURCH CH WTR	.43	14
COAL	.10	3
WATER/SEWER	.05	183
RDS/GNDS/SEC TOTAL	.36	192
RDS/GNDS TOTAL	.05	145
RDS/GNDS PAYRL	.04	22
RDS/GNDS CONTR	.04	118
RDS/GNDS OTHER	.01	71

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.30	188
SEC PAYROLL	.24	73
SEC CONTRACTS	.23	162
SEC OTHER	.02	91
ADMIN TOTAL	.73	191
PAYROLL	.23	157
MGMT FEES	.37	151
LEGAL FEES	.02	114
AUDIT FEES	.03	95
GEN OFC EXP	.06	160
OTHER ADM EXP	.05	138

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.79	192
REAL ESTATE TAX	1.54	188
BUILDING INS	.19	181
PERS PROP TAX	.00	51
OTHER TAX	.03	62
LEASING EXPENSES	.39	157
ADV/PROMOTION	.04	114
COMM/FEES	.14	113
TENANT ALTS	.57	110
BUY-OUTS	.15	25

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.74	190
CLEANING	.39	64
REPAIR/MAINT	.44	163
RDS/GROUNDS	.04	22
SECURITY	.24	73
ADMINISTRATIVE	.23	156
TOTAL CONTRACTS	1.56	196
CLEANING	.65	189
REPAIR/MAINT	.32	153
RDS/GROUNDS	.04	119
SECURITY	.23	165
ADMINISTRATIVE	.37	154

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	154 BLDS	164,165,895 SQ. FT.				157,292,479 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	113					15.46	15.22	10.32	20.95
RETAIL AREA	77	15.17	14.93	8.17	22.59				
OTHER AREA	42	24.28	8.97	4.22	61.62				
TOTAL RENT	120	15.76	16.06	10.61	20.80				
MISCELLANEOUS	99	.84	.39	.12	.05				
TOTAL INCOME	139	15.74	15.57	10.50	21.16				
EXPENSE									
CLEANING	152	1.08	.91	.64	1.43	1.12	.94	.65	1.57
REPAIR-MAINT	144	1.33	1.13	.82	1.53	1.38	1.17	.85	1.63
UTILITIES	151	1.71	1.56	1.20	2.10	1.76	1.61	1.23	2.28
RDS/GRNDS/SEC	131	.40	.33	.20	.49	.40	.33	.20	.49
ADMINISTRATIVE	154	.78	.67	.46	.98	.78	.67	.46	.98
TOTAL OPER EXP	143	5.34	4.73	3.94	6.07	5.25	5.16	4.03	6.51
FIXED EXPENSES	145	3.37	2.11	1.54	4.71	3.37	2.11	1.54	4.71
TOTAL OPER+FIX	141	8.80	7.70	5.63	10.58	8.79	7.98	5.74	10.72
LEASING EXP	117	.80	.30	.09	.81				
TOTAL PAYROLL	128	1.13	.73	.49	1.16				
TOTAL CONTRACT	130	1.60	1.46	1.02	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19825	118
AVG SQFT/RETAIL TENANT	3467	88
AVG SQFT/OFFICE WORKER	281	106
AVG % OFFICE OCCUPANCY	88.1	148
AVG % RETAIL OCCUPANCY	91.2	100
AVG $ RATE YR-END RENT	21.70	119
RENTABLE/GROSS SQFT	.91	107

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.83	133
PAYROLL	.54	37
CONTRACT	.67	115
SUP/MAT/MISC	.06	99
TRASH REMOVAL	.04	114
REPR/MAINT TOTAL	1.06	132
PAYROLL	.41	101
ELEVATOR	.23	130
HVAC	.11	127
ELECTRICAL	.04	105
STRUCT/ROOF	.03	55
PLUMBING	.01	95
FIRE/LIFE SFTY	.02	73
OTHER MAINT/SUP	.18	127

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.51	136
ELECTRICAL	1.32	135
GAS	.05	54
FUEL OIL	.01	30
PURCH STEAM	.30	35
PURCH CH WTR	.60	7
COAL		
WATER/SEWER	.05	129
RDS/GNDS/SEC TOTAL	.33	113
RDS/GNDS TOTAL	.04	86
RDS/GNDS PAYRL	.11	11
RDS/GNDS CONTR	.03	74
RDS/GNDS OTHER	.02	44

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	110
SEC PAYROLL	.24	49
SEC CONTRACTS	.19	91
SEC OTHER	.01	57
ADMIN TOTAL	.65	134
PAYROLL	.22	123
MGMT FEES	.30	104
LEGAL FEES	.02	92
AUDIT FEES	.01	85
GEN OFC EXP	.07	115
OTHER ADM EXP	.02	107

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.96	133
REAL ESTATE TAX	1.73	132
BUILDING INS	.19	128
PERS PROP TAX	.00	26
OTHER TAX	.01	47
LEASING EXPENSES	.26	107
ADV/PROMOTION	.02	70
COMM/FEES	.16	73
TENANT ALTS	.15	87
BUY-OUTS	.34	11

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.72	115
CLEANING	.54	37
REPAIR/MAINT	.41	103
RDS/GROUNDS	.11	11
SECURITY	.24	49
ADMINISTRATIVE	.21	107
TOTAL CONTRACTS	1.46	117
CLEANING	.67	116
REPAIR/MAINT	.35	91
RDS/GROUNDS	.03	76
SECURITY	.19	94
ADMINISTRATIVE	.30	86

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	1689 BLDS	177,008,113 SQ. FT.				174,421,817 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1529					12.06	11.19	8.18	14.63
RETAIL AREA	177	14.08	12.48	8.45	17.93				
OTHER AREA	65	14.65	7.03	3.45	13.00				
TOTAL RENT	1538	12.24	11.44	8.27	14.93				
MISCELLANEOUS	1092	.42	.10	.02	.33				
TOTAL INCOME	1592	12.56	11.72	8.38	15.20				
EXPENSE									
CLEANING	1637	.70	.67	.53	.81	.71	.67	.54	.82
REPAIR-MAINT.	1648	.86	.69	.50	.92	.87	.69	.50	.94
UTILITIES	1643	1.52	1.48	1.18	1.86	1.53	1.49	1.18	1.89
RDS/GRNDS/SEC	1618	.41	.30	.19	.47	.41	.30	.19	.47
ADMINISTRATIVE	1678	.76	.66	.48	.91	.76	.66	.48	.91
TOTAL OPER EXP	1645	4.23	3.97	3.31	4.72	4.09	3.98	3.32	4.79
FIXED EXPENSES	1653	1.60	1.35	.95	1.82	1.60	1.35	.95	1.82
TOTAL OPER + FIX	1645	5.83	5.37	4.53	6.39	5.76	5.39	4.56	6.46
LEASING EXP	1352	.97	.35	.11	1.08				
TOTAL PAYROLL	1322	.65	.47	.28	.71				
TOTAL CONTRACT	1622	1.53	1.45	1.09	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4927	1553
AVG SQFT/RETAIL TENANT	2714	183
AVG SQFT/OFFICE WORKER	278	1175
AVG % OFFICE OCCUPANCY	85.5	1650
AVG % RETAIL OCCUPANCY	88.9	184
AVG $ RATE YR-END RENT	14.42	1510
RENTABLE/GROSS SQFT	.94	1334

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.67	1518	**UTILITIES TOTAL**	1.48	1510	SECURITY TOTAL	.12	1220	**FIXED EXP TOTAL**	1.35	1510	**TOTAL PAYROLL**	.47	1202
PAYROLL	.11	249	ELECTRICAL	1.33	1502	SEC PAYROLL	.27	151	REAL ESTATE TAX	1.15	1488	CLEANING	.11	257
CONTRACT	.55	1425	GAS	.12	642	SEC CONTRACTS	.10	1083	BUILDING INS	.16	1404	REPAIR/MAINT	.26	1047
SUP/MAT/MISC	.05	1109	FUEL OIL	.01	118	SEC OTHER	.02	333	PERS PROP TAX	.00	270	RDS/GROUNDS	.08	209
TRASH REMOVAL	.04	1289	PURCH STEAM	.18	8	**ADMIN TOTAL**	.66	1511	OTHER TAX	.03	292	SECURITY	.27	154
REPR/MAINT TOTAL	.68	1528	PURCH CH WTR	.51	[illegible]	PAYROLL	.24	871	**LEASING EXPENSES**	.39	1242	ADMINISTRATIVE	.24	827
PAYROLL	.26	1037	COAL	.10	15	MGMT FEES	.45	1351	ADV/PROMOTION	.03	890	**TOTAL CONTRACTS**	1.47	1477
ELEVATOR	.07	1259	WATER/SEWER	.06	1434	LEGAL FEES	.02	785	COMM/FEES	.20	903	CLEANING	.55	1426
HVAC	.13	1457	**RDS/GNDS/SEC TOTAL**	.30	1462	AUDIT FEES	.03	561	TENANT ALTS	.35	889	REPAIR/MAINT	.27	1097
ELECTRICAL	.03	1244	RDS/GNDS TOTAL	.18	1397	GEN OFC EXP	.04	1068	BUY-OUTS	.15	58	RDS/GROUNDS	.15	1260
STRUCT/ROOF	.03	777	RDS/GNDS PAYRL	.08	181	OTHER ADM EXP	.03	987				SECURITY	.10	1100
PLUMBING	.01	1101	RDS/GNDS CONTR	.14	1240							ADMINISTRATIVE	.49	1211
FIRE/LIFE SFTY	.01	645	RDS/GNDS OTHER	.04	784									
OTHER MAINT/SUP	.14	1459												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	259 BLDS	7,228,184 SQ. FT.				7,151,539 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	246					11.20	10.67	7.68	13.53
RETAIL AREA	10	15.08	12.38	8.61	34.70				
OTHER AREA	1	17.81	17.81						
TOTAL RENT	246	11.31	10.78	7.66	13.69				
MISCELLANEOUS	129	.27	.09	.02	.36				
TOTAL INCOME	246	11.46	10.95	7.71	13.82				
EXPENSE									
CLEANING	256	.71	.67	.54	.82	.72	.67	.55	.83
REPAIR-MAINT	259	.68	.63	.43	.90	.69	.63	.43	.90
UTILITIES	257	1.58	1.58	1.19	1.97	1.59	1.60	1.19	1.98
RDS/GRNDS/SEC	252	.35	.28	.18	.44	.35	.28	.18	.44
ADMINISTRATIVE	255	.71	.61	.43	.86	.71	.61	.43	.86
TOTAL OPER EXP	257	4.03	3.81	3.28	4.70	4.04	3.86	3.30	4.72
FIXED EXPENSES	255	1.39	1.23	.80	1.70	1.39	1.23	.80	1.70
TOTAL OPER + FIX	257	5.40	5.12	4.22	6.28	5.42	5.12	4.26	6.38
LEASING EXP	198	.93	.31	.09	.90				
TOTAL PAYROLL	159	.48	.31	.12	.55				
TOTAL CONTRACT	249	1.59	1.53	1.18	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1028	245
AVG SQFT/RETAIL TENANT	1383	13
AVG SQFT/OFFICE WORKER	196	181
AVG % OFFICE OCCUPANCY	87.4	251
AVG % RETAIL OCCUPANCY	76.5	13
AVG $ RATE YR-END RENT	13.09	226
RENTABLE/GROSS SQFT	.93	220

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.67	243	**UTILITIES TOTAL**	1.59	241	SECURITY TOTAL	.07	145	**FIXED EXP TOTAL**	1.23	243	**TOTAL PAYROLL**	.33	146
PAYROLL	.41	24	ELECTRICAL	1.40	237	SEC PAYROLL	.31	9	REAL ESTATE TAX	1.05	236	CLEANING	.34	25
CONTRACT	.55	231	GAS	.16	115	SEC CONTRACTS	.06	125	BUILDING INS	.16	234	REPAIR/MAINT	.22	108
SUP/MAT/MISC	.07	174	FUEL OIL	.21	3	SEC OTHER	.02	23	PERS PROP TAX	.00	17	RDS/GROUNDS	.15	18
TRASH REMOVAL	.06	207	PURCH STEAM	.15	3	**ADMIN TOTAL**	.60	242	OTHER TAX	.04	33	SECURITY	.31	9
REPR/MAINT TOTAL	.63	244	PURCH CH WTR	.15	1	PAYROLL	.26	69	**LEASING EXPENSES**	.32	186	ADMINISTRATIVE	.26	70
PAYROLL	.22	106	COAL	.12	1	MGMT FEES	.49	222	ADV/PROMOTION	.04	101	**TOTAL CONTRACTS**	1.53	241
ELEVATOR	.06	158	WATER/SEWER	.07	231	LEGAL FEES	.04	85	COMM/FEES	.26	126	CLEANING	.56	231
HVAC	.17	227	**RDS/GNDS/SEC TOTAL**	.27	238	AUDIT FEES	.06	72	TENANT ALTS	.36	95	REPAIR/MAINT	.31	174
ELECTRICAL	.04	185	RDS/GNDS TOTAL	.23	229	GEN OFC EXP	.03	125	BUY-OUTS	.39	6	RDS/GROUNDS	.21	212
STRUCT/ROOF	.03	107	RDS/GNDS PAYRL	.14	17	OTHER ADM EXP	.03	126				SECURITY	.06	130
PLUMBING	.01	157	RDS/GNDS CONTR	.21	208							ADMINISTRATIVE	.52	194
FIRE/LIFE SFTY	.02	75	RDS/GNDS OTHER	.04	120									
OTHER MAINT/SUP	.17	226												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	303 BLDS	22,061,836 SQ. FT.				21,862,764 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	287					11.43	10.75	8.43	14.56
RETAIL AREA	18	16.80	15.85	10.94	22.85				
OTHER AREA	5	9.14	3.60	.85	20.94				
TOTAL RENT	290	11.69	11.27	8.50	14.76				
MISCELLANEOUS	212	.37	.09	.02	.33				
TOTAL INCOME	290	11.96	11.62	8.74	14.97				
EXPENSE									
CLEANING	302	.72	.69	.55	.82	.73	.69	.55	.83
REPAIR-MAINT	303	.78	.71	.50	.97	.78	.70	.49	.98
UTILITIES	303	1.64	1.58	1.28	1.93	1.64	1.58	1.28	1.95
RDS/GRNDS/SEC	298	.36	.28	.17	.43	.36	.28	.17	.43
ADMINISTRATIVE	298	.78	.67	.51	.93	.78	.67	.51	.93
TOTAL OPER EXP	303	4.26	4.03	3.44	4.83	4.28	4.03	3.44	4.90
FIXED EXPENSES	300	1.45	1.30	.91	1.79	1.45	1.30	.91	1.79
TOTAL OPER + FIX	303	5.70	5.44	4.67	6.33	5.72	5.48	4.67	6.41
LEASING EXP	245	.98	.38	.11	1.08				
TOTAL PAYROLL	252	.62	.43	.26	.74				
TOTAL CONTRACT	300	1.56	1.46	1.10	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3945	286
AVG SQFT/RETAIL TENANT	2349	17
AVG SQFT/OFFICE WORKER	194	208
AVG % OFFICE OCCUPANCY	84.7	292
AVG % RETAIL OCCUPANCY	93.7	18
AVG $ RATE YR-END RENT	14.38	273
RENTABLE/GROSS SQFT	.93	244

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.69**	**270**
PAYROLL	.12	45
CONTRACT	.57	265
SUP/MAT/MISC	.06	210
TRASH REMOVAL	.04	246
REPR/MAINT TOTAL	**.70**	**271**
PAYROLL	.26	185
ELEVATOR	.06	254
HVAC	.15	265
ELECTRICAL	.03	231
STRUCT/ROOF	.02	119
PLUMBING	.01	205
FIRE/LIFE SFTY	.01	129
OTHER MAINT/SUP	.15	264

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.59**	**266**
ELECTRICAL	1.44	266
GAS	.13	115
FUEL OIL	.02	10
PURCH STEAM	.13	3
PURCH CH WTR		
COAL	.06	2
WATER/SEWER	.06	255
RDS/GNDS/SEC TOTAL	**.28**	**266**
RDS/GNDS TOTAL	.18	260
RDS/GNDS PAYRL	.04	40
RDS/GNDS CONTR	.14	247
RDS/GNDS OTHER	.03	147

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.08	214
SEC PAYROLL	.27	24
SEC CONTRACTS	.07	190
SEC OTHER	.02	63
ADMIN TOTAL	**.68**	**264**
PAYROLL	.29	134
MGMT FEES	.48	240
LEGAL FEES	.02	136
AUDIT FEES	.03	91
GEN OFC EXP	.04	175
OTHER ADM EXP	.03	173

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.30**	**269**
REAL ESTATE TAX	1.09	266
BUILDING INS	.16	254
PERS PROP TAX	.00	31
OTHER TAX	.04	40
LEASING EXPENSES	**.44**	**217**
ADV/PROMOTION	.03	162
COMM/FEES	.19	167
TENANT ALTS	.47	158
BUY-OUTS	.07	5

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.43**	**222**
CLEANING	.17	46
REPAIR/MAINT	.26	185
RDS/GROUNDS	.04	39
SECURITY	.27	24
ADMINISTRATIVE	.29	134
TOTAL CONTRACTS	**1.50**	**273**
CLEANING	.58	266
REPAIR/MAINT	.27	210
RDS/GROUNDS	.14	252
SECURITY	.07	193
ADMINISTRATIVE	.80	240

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	343 BLDS	57,395,768 SQ. FT.				56,526,196 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	322					12.60	12.21	8.77	16.45
RETAIL AREA	43	13.37	11.13	6.32	17.51				
OTHER AREA	24	11.88	6.28	3.73	11.10				
TOTAL RENT	325	12.83	12.48	8.78	16.51				
MISCELLANEOUS	244	.41	.10	.02	.33				
TOTAL INCOME	328	13.23	12.76	8.84	16.65				
EXPENSE									
CLEANING	343	.72	.67	.54	.83	.73	.67	.54	.83
REPAIR-MAINT	343	.82	.71	.53	.91	.83	.72	.53	.91
UTILITIES	338	1.53	1.39	1.13	1.77	1.54	1.39	1.12	1.79
RDS/GRNDS/SEC	341	.40	.33	.21	.49	.40	.33	.21	.49
ADMINISTRATIVE	344	.77	.69	.51	.92	.77	.69	.51	.92
TOTAL OPER EXP	343	4.21	3.98	3.31	4.62	4.25	3.98	3.33	4.76
FIXED EXPENSES	337	1.58	1.47	1.14	1.86	1.58	1.46	1.14	1.86
TOTAL OPER + FIX	343	5.76	5.49	4.64	6.35	5.79	5.49	4.64	6.45
LEASING EXP	277	1.04	.36	.10	1.14				
TOTAL PAYROLL	321	.63	.50	.35	.72				
TOTAL CONTRACT	339	1.56	1.46	1.08	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6457	316
AVG SQFT/RETAIL TENANT	2701	44
AVG SQFT/OFFICE WORKER	295	235
AVG % OFFICE OCCUPANCY	86.0	334
AVG % RETAIL OCCUPANCY	93.3	44
AVG $ RATE YR-END RENT	15.50	306
RENTABLE/GROSS SQFT	.94	278

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.67**	**302**
PAYROLL	.10	71
CONTRACT	.55	297
SUP/MAT/MISC	.05	255
TRASH REMOVAL	.04	277
REPR/MAINT TOTAL	**.71**	**304**
PAYROLL	.27	249
ELEVATOR	.09	293
HVAC	.10	294
ELECTRICAL	.03	[illegible]
STRUCT/ROOF	.03	245
PLUMBING	.01	234
FIRE/LIFE SFTY	.02	147
OTHER MAINT/SUP	.13	291

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.39**	**295**
ELECTRICAL	1.29	294
GAS	.09	108
FUEL OIL	.01	22
PURCH STEAM	.33	2
PURCH CH WTR	.40	8
COAL	.04	2
WATER/SEWER	.06	282
RDS/GNDS/SEC TOTAL	**.32**	**302**
RDS/GNDS TOTAL	.15	295
RDS/GNDS PAYRL	.09	44
RDS/GNDS CONTR	.12	251
RDS/GNDS OTHER	.04	187

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.16	284
SEC PAYROLL	.28	33
SEC CONTRACTS	.14	253
SEC OTHER	.02	74
ADMIN TOTAL	**.69**	**302**
PAYROLL	.23	211
MGMT FEES	.42	262
LEGAL FEES	.03	168
AUDIT FEES	.03	110
GEN OFC EXP	.04	230
OTHER ADM EXP	.02	219

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.47**	**296**
REAL ESTATE TAX	1.28	293
BUILDING INS	.16	285
PERS PROP TAX	.01	71
OTHER TAX	.04	64
LEASING EXPENSES	**.41**	**241**
ADV/PROMOTION	.04	190
COMM/FEES	.22	181
TENANT ALTS	.30	183
BUY-OUTS	.22	20

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.50**	**279**
CLEANING	.10	72
REPAIR/MAINT	.27	249
RDS/GROUNDS	.09	44
SECURITY	.28	33
ADMINISTRATIVE	.23	211
TOTAL CONTRACTS	**1.50**	**300**
CLEANING	.56	297
REPAIR/MAINT	.24	246
RDS/GROUNDS	.12	254
SECURITY	.14	255
ADMINISTRATIVE	.47	257

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	60 BLDS	24,122,679 SQ. FT.				23,470,208 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	56					12.73	13.54	8.23	17.47
RETAIL AREA	21	13.57	12.19	5.69	17.66				
OTHER AREA	12	15.49	10.64	5.00	17.67				
TOTAL RENT	57	12.83	13.14	8.29	17.20				
MISCELLANEOUS	49	.42	.10	.02	.33				
TOTAL INCOME	58	13.06	14.18	8.35	17.26				
EXPENSE									
CLEANING	60	.71	.65	.54	.82	.73	.67	.56	.84
REPAIR-MAINT	60	.95	.79	.59	1.02	.97	.81	.60	1.06
UTILITIES	60	1.47	1.25	1.10	1.76	1.49	1.27	1.12	1.83
RDS/GRNDS/SEC	60	.41	.33	.24	.60	.41	.33	.24	.60
ADMINISTRATIVE	60	.85	.73	.52	1.15	.85	.73	.52	1.15
TOTAL OPER EXP	59	4.[illegible]	4.16	3.34	4.83	4.49	4.24	3.37	4.91
FIXED EXPENSES	60	1.62	1.59	1.23	1.86	1.62	1.59	1.23	1.86
TOTAL OPER+FIX	59	6.10	5.79	4.77	6.92	6.11	5.88	4.78	7.08
LEASING EXP	45	.79	.30	.15	1.18				
TOTAL PAYROLL	56	.65	.54	.40	.82				
TOTAL CONTRACT	60	1.62	1.49	1.17	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7841	54
AVG SQFT/RETAIL TENANT	3062	23
AVG SQFT/OFFICE WORKER	289	41
AVG % OFFICE OCCUPANCY	84.0	59
AVG % RETAIL OCCUPANCY	86.3	23
AVG $ RATE YR-END RENT	15.98	54
RENTABLE/GROSS SQFT	.93	49

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.64	52
PAYROLL	.10	16
CONTRACT	.54	52
SUP/MAT/MISC	.04	45
TRASH REMOVAL	.03	48
REPR/MAINT TOTAL	.78	52
PAYROLL	.25	46
ELEVATOR	.16	51
HVAC	.07	46
ELECTRICAL	.02	43
STRUCT/ROOF	.02	26
PLUMBING	.01	43
FIRE/LIFE SFTY	.02	32
OTHER MAINT/SUP	.15	49

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.25	52
ELECTRICAL	1.14	52
GAS	.03	26
FUEL OIL	.01	10
PURCH STEAM		
PURCH CH WTR	.55	5
COAL		
WATER/SEWER	.07	49
RDS/GNDS/SEC TOTAL	.33	52
RDS/GNDS TOTAL	.10	51
RDS/GNDS PAYRL	.08	12
RDS/GNDS CONTR	.08	40
RDS/GNDS OTHER	.04	35

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.23	52
SEC PAYROLL	.23	11
SEC CONTRACTS	.21	46
SEC OTHER	.01	15
ADMIN TOTAL	.74	50
PAYROLL	.21	42
MGMT FEES	.44	40
LEGAL FEES	.02	30
AUDIT FEES	.04	28
GEN OFC EXP	.08	44
OTHER ADM EXP	.04	36

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.65	52
REAL ESTATE TAX	1.42	51
BUILDING INS	.14	51
PERS PROP TAX	.00	21
OTHER TAX	.05	13
LEASING EXPENSES	.35	38
ADV/PROMOTION	.03	32
COMM/FEES	.15	32
TENANT ALTS	.15	30
BUY-OUTS	.28	8

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.54	49
CLEANING	.11	17
REPAIR/MAINT	.25	46
RDS/GROUNDS	.08	12
SECURITY	.23	11
ADMINISTRATIVE	.21	42
TOTAL CONTRACTS	1.43	52
CLEANING	.54	52
REPAIR/MAINT	.29	46
RDS/GROUNDS	.08	41
SECURITY	.21	46
ADMINISTRATIVE	.46	45

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	16,365,757 SQ. FT.				16,201,993 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					11.40	7.81	6.64	10.67
RETAIL AREA	4	14.34	16.84	10.73	19.26				
OTHER AREA									
TOTAL RENT	7	11.56	7.65	7.12	11.19				
MISCELLANEOUS	6	.18	.14	.05	.36				
TOTAL INCOME	14	14.02	11.56	7.97	16.79				
EXPENSE									
CLEANING	15	.58	.60	.50	.67	.58	.61	.51	.67
REPAIR-MAINT	14	.88	.65	.52	1.07	.88	.65	.52	1.07
UTILITIES	16	1.41	1.35	1.22	1.61	1.42	1.35	1.25	1.61
RDS/GRNDS/SEC	9	.46	.37	.22	.50	.46	.37	.22	.50
ADMINISTRATIVE	16	.76	.62	.47	.83	.76	.62	.47	.83
TOTAL OPER EXP	14	3.87	3.60	3.09	4.48	3.75	3.60	3.13	4.50
FIXED EXPENSES	15	1.97	1.85	1.56	2.28	1.97	1.85	1.56	2.28
TOTAL OPER+FIX	14	5.81	5.38	4.83	6.73	5.81	5.38	4.86	6.73
LEASING EXP	11	.44	.26	.05	.65				
TOTAL PAYROLL	9	.64	.38	.34	.41				
TOTAL CONTRACT	9	1.43	1.34	1.22	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21547	9
AVG SQFT/RETAIL TENANT	2744	6
AVG SQFT/OFFICE WORKER	404	9
AVG % OFFICE OCCUPANCY	86.9	16
AVG % RETAIL OCCUPANCY	94.8	6
AVG $ RATE YR-END RENT	13.18	12
RENTABLE/GROSS SQFT	.97	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.52	16
PAYROLL	.06	4
CONTRACT	.48	9
SUP/MAT/MISC	.07	8
TRASH REMOVAL	.02	6
REPR/MAINT TOTAL	.59	16
PAYROLL	.23	9
ELEVATOR	.16	16
HVAC	.14	13
ELECTRICAL	.02	6
STRUCT/ROOF	.05	3
PLUMBING	.03	7
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.18	15

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.35	16
ELECTRICAL	1.09	16
GAS	.04	4
FUEL OIL	.09	8
PURCH STEAM		
PURCH CH WTR	1.02	3
COAL		
WATER/SEWER	.06	16
RDS/GNDS/SEC TOTAL	.37	9
RDS/GNDS TOTAL	.13	9
RDS/GNDS PAYRL	.09	4
RDS/GNDS CONTR	.08	6
RDS/GNDS OTHER	.03	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.30	8
SEC PAYROLL	.48	2
SEC CONTRACTS	.23	7
SEC OTHER	.04	6
ADMIN TOTAL	.62	16
PAYROLL	.12	15
MGMT FEES	.44	15
LEGAL FEES	.03	13
AUDIT FEES	.00	10
GEN OFC EXP	.04	15
OTHER ADM EXP	.00	13

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.83	16
REAL ESTATE TAX	1.54	16
BUILDING INS	.16	15
PERS PROP TAX	.40	2
OTHER TAX	.00	9
LEASING EXPENSES	.12	14
ADV/PROMOTION	[illegible]	9
COMM/FEES	.34	6
TENANT ALTS	.00	10
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.38	9
CLEANING	.06	4
REPAIR/MAINT	.23	9
RDS/GROUNDS	.08	4
SECURITY	.60	1
ADMINISTRATIVE	.13	8
TOTAL CONTRACTS	1.34	9
CLEANING	.48	9
REPAIR/MAINT	.24	9
RDS/GROUNDS	.08	6
SECURITY	.23	8
ADMINISTRATIVE	.38	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

ALL RURAL

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	896,709 SQ. FT.				885,211 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					11.83	12.60	8.52	14.79
RETAIL AREA	1	9.71	9.71						
OTHER AREA									
TOTAL RENT	9	11.81	12.64	9.02	14.79				
MISCELLANEOUS	5	.17	.20	.08	.52				
TOTAL INCOME	9	11.91	12.72	9.41	15.01				
EXPENSE									
CLEANING	9	.69	.70	.48	.83	.70	.70	.55	.83
REPAIR-MAINT	9	.89	.77	.40	1.02	.90	.77	.45	1.02
UTILITIES	9	2.04	1.73	1.05	2.21	2.04	1.73	1.05	2.21
RDS/GRNDS/SEC	9	.45	.34	.11	.59	.45	.34	.11	.59
ADMINISTRATIVE	9	.74	.99	.54	1.12	.74	.99	.54	1.12
TOTAL OPER EXP	9	4.81	4.45	3.29	5.13	4.86	4.45	3.64	5.13
FIXED EXPENSES	9	2.04	1.88	1.03	2.46	2.04	1.88	1.03	2.46
TOTAL OPER + FIX	9	6.85	6.60	4.32	7.33	6.89	6.60	4.67	7.33
LEASING EXP	8	1.06	.87	.55	2.21				
TOTAL PAYROLL	9	.90	.47	.14	1.14				
TOTAL CONTRACT	9	1.49	1.66	1.01	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5240	8
AVG SQFT/RETAIL TENANT	4499	1
AVG SQFT/OFFICE WORKER	222	6
AVG % OFFICE OCCUPANCY	89.6	9
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	14.73	9
RENTABLE/GROSS SQFT	.89	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.70	9
PAYROLL	.20	1
CONTRACT	.54	9
SUP/MAT/MISC	.05	9
TRASH REMOVAL	.05	9
REPR/MAINT TOTAL	.77	9
PAYROLL	.34	8
ELEVATOR	.09	5
HVAC	.19	5
ELECTRICAL	.02	5
STRUCT/ROOF	.29	5
PLUMBING	.01	5
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.07	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.73	9
ELECTRICAL	1.63	9
GAS	.09	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	.34	9
RDS/GNDS TOTAL	.11	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	9
RDS/GNDS OTHER	.01	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	7
SEC PAYROLL	.60	4
SEC CONTRACTS	.22	3
SEC OTHER	.05	6
ADMIN TOTAL	.99	9
PAYROLL	.20	8
MGMT FEES	.61	5
LEGAL FEES	.03	5
AUDIT FEES	.08	2
GEN OFC EXP	.08	5
OTHER ADM EXP	.03	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.88	9
REAL ESTATE TAX	1.72	8
BUILDING INS	.30	9
PERS PROP TAX	.00	3
OTHER TAX		
LEASING EXPENSES	.87	8
ADV/PROMOTION	.00	7
COMM/FEES	.26	4
TENANT ALTS	.56	8
BUY-OUTS	.02	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.47	9
CLEANING	.20	1
REPAIR/MAINT	.34	8
RDS/GROUNDS		
SECURITY	.60	4
ADMINISTRATIVE	.20	8
TOTAL CONTRACTS	1.66	9
CLEANING	.54	9
REPAIR/MAINT	.19	9
RDS/GROUNDS	.08	9
SECURITY	.22	3
ADMINISTRATIVE	.72	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

RURAL LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	120,219 SQ. FT.				106,721 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.05	14.29		
RETAIL AREA	1	9.71	9.71						
OTHER AREA									
TOTAL RENT	3	11.79	14.29						
MISCELLANEOUS	3	.45	.23						
TOTAL INCOME	3	12.24	14.49						
EXPENSE									
CLEANING	3	.61	.68			.68	.68		
REPAIR-MAINT	3	.57	.75			.64	.75		
UTILITIES	3	1.19	1.28			1.19	1.28		
RDS/GRNDS/SEC	3	.21	.11			.21	.11		
ADMINISTRATIVE	3	1.02	1.04			1.02	1.04		
TOTAL OPER EXP	3	3.59	3.98			3.90	3.98		
FIXED EXPENSES	3	1.29	1.05			1.29	1.05		
TOTAL OPER + FIX	3	4.88	4.98			5.18	4.98		
LEASING EXP	2	1.70	1.55						
TOTAL PAYROLL	3	.27	.25						
TOTAL CONTRACT	3	1.52	1.86						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1788	3
AVG SQFT/RETAIL TENANT	4499	1
AVG SQFT/OFFICE WORKER	338	2
AVG % OFFICE OCCUPANCY	84.5	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	14.03	3
RENTABLE/GROSS SQFT	.92	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.68	3
PAYROLL		
CONTRACT	.55	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.75	3
PAYROLL	.36	2
ELEVATOR	.10	3
HVAC	.13	3
ELECTRICAL	.02	3
STRUCT/ROOF	.03	1
PLUMBING	.01	3
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.04	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.28	3
ELECTRICAL	1.21	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.11	3
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.29	1
SEC PAYROLL		
SEC CONTRACTS	.22	1
SEC OTHER	.07	1
ADMIN TOTAL	1.04	3
PAYROLL	.11	2
MGMT FEES	.75	3
LEGAL FEES	.01	3
AUDIT FEES	.11	1
GEN OFC EXP	.06	3
OTHER ADM EXP	.10	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.05	3
REAL ESTATE TAX	1.26	2
BUILDING INS	.29	3
PERS PROP TAX	.32	2
OTHER TAX		
LEASING EXPENSES	1.55	2
ADV/PROMOTION	.01	1
COMM/FEES	.23	2
TENANT ALTS	1.31	2
BUY-OUTS	.02	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.25	3
CLEANING		
REPAIR/MAINT	.36	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.11	2
TOTAL CONTRACTS	1.86	3
CLEANING	.55	3
REPAIR/MAINT	.14	3
RDS/GROUNDS	.11	3
SECURITY	.22	1
ADMINISTRATIVE	.77	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Occupancy/Location Analyses

DOWNTOWN LESS THAN 25%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	4,630,777 SQ. FT.				4,504,596 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					3.19	1.14	.31	2.74
RETAIL AREA	3	6.51	2.05						
OTHER AREA	1	8.00	8.00						
TOTAL RENT	12	3.02	1.20	.32	2.27				
MISCELLANEOUS	9	.25	.04	.01	.13				
TOTAL INCOME	12	3.25	1.20	.37	2.27				
EXPENSE									
CLEANING	12	.30	.17	.10	.27	.31	.18	.10	.28
REPAIR-MAINT	12	.44	.46	.20	.70	.45	.46	.21	.70
UTILITIES	12	.95	.73	.55	.86	.97	.73	.58	.98
RDS/GRNDS/SEC	11	.25	.17	.15	.41	.25	.17	.15	.41
ADMINISTRATIVE	12	.30	.39	.17	.53	.30	.39	.17	.53
TOTAL OPER EXP	12	2.24	1.94	1.69	2.73	2.29	1.97	1.79	2.86
FIXED EXPENSES	12	1.29	1.07	.75	1.74	1.29	1.07	.75	1.74
TOTAL OPER+FIX	12	3.53	3.49	2.50	4.63	3.58	3.64	2.62	4.63
LEASING EXP	10	2.39	.10	.01	1.43				
TOTAL PAYROLL	10	.44	.43	.21	.68				
TOTAL CONTRACT	12	.62	.70	.43	1.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6493	11
AVG SQFT/RETAIL TENANT	501	4
AVG SQFT/OFFICE WORKER	111	11
AVG % OFFICE OCCUPANCY	14.9	12
AVG % RETAIL OCCUPANCY	11.8	4
AVG $ RATE YR-END RENT	15.94	10
RENTABLE/GROSS SQFT	.96	11

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.18	11
PAYROLL	.05	3
CONTRACT	.13	11
SUP/MAT/MISC	.01	9
TRASH REMOVAL	.02	9
REPR/MAINT TOTAL	.50	11
PAYROLL	.21	7
ELEVATOR	.08	9
HVAC	.04	11
ELECTRICAL	.02	8
STRUCT/ROOF	.01	5
PLUMBING	.00	11
FIRE/LIFE SFTY	.01	9
OTHER MAINT/SUP	.09	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.72	11
ELECTRICAL	.68	11
GAS	.15	4
FUEL OIL	.00	1
PURCH STEAM	.13	2
PURCH CH WTR	.01	2
COAL		
WATER/SEWER	.03	10
RDS/GNDS/SEC TOTAL	.18	10
RDS/GNDS TOTAL	.04	10
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.04	8
RDS/GNDS OTHER	.02	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	8
SEC PAYROLL	.07	4
SEC CONTRACTS	.21	6
SEC OTHER	.01	5
ADMIN TOTAL	.38	11
PAYROLL	.12	7
MGMT FEES	.14	9
LEGAL FEES	.01	6
AUDIT FEES	.02	4
GEN OFC EXP	.05	9
OTHER ADM EXP	.01	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.07	12
REAL ESTATE TAX	.86	12
BUILDING INS	.14	10
PERS PROP TAX	.00	2
OTHER TAX	.00	2
LEASING EXPENSES	.10	10
ADV/PROMOTION	.01	8
COMM/FEES	.11	6
TENANT ALTS	2.19	3
BUY-OUTS	.02	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.43	9
CLEANING	.05	3
REPAIR/MAINT	.21	7
RDS/GROUNDS	.02	2
SECURITY	.07	4
ADMINISTRATIVE	.12	7
TOTAL CONTRACTS	.70	11
CLEANING	.13	11
REPAIR/MAINT	.13	11
RDS/GROUNDS	.04	8
SECURITY	.21	6
ADMINISTRATIVE	.16	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 25%-50%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	44 BLDS	12,841,344 SQ. FT.				12,238,548 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	43					8.14	5.47	3.13	7.99
RETAIL AREA	17	11.96	8.25	5.42	13.36				
OTHER AREA	7	41.54	8.99	1.71	18.19				
TOTAL RENT	43	8.53	5.46	3.44	8.33				
MISCELLANEOUS	26	.36	.08	.03	.91				
TOTAL INCOME	43	8.82	5.48	3.45	8.65				
EXPENSE									
CLEANING	44	.54	.42	.30	.53	.56	.46	.31	.57
REPAIR-MAINT	44	.81	.68	.53	1.13	.84	.68	.53	1.20
UTILITIES	44	1.02	1.11	.83	1.39	1.05	1.16	.84	1.41
RDS/GRNDS/SEC	42	.30	.25	.13	.38	.30	.25	.13	.38
ADMINISTRATIVE	44	.61	.54	.39	.74	.61	.54	.39	.74
TOTAL OPER EXP	44	3.27	3.00	2.66	3.88	3.40	3.18	2.68	3.94
FIXED EXPENSES	44	1.73	1.08	.71	1.85	1.73	1.08	.71	1.85
TOTAL OPER+FIX	44	5.00	4.19	3.48	5.54	5.13	4.50	3.48	6.09
LEASING EXP	39	1.45	.21	.05	.84				
TOTAL PAYROLL	40	.67	.53	.33	.81				
TOTAL CONTRACT	41	1.15	1.01	.73	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8902	43
AVG SQFT/RETAIL TENANT	2273	20
AVG SQFT/OFFICE WORKER	195	38
AVG % OFFICE OCCUPANCY	43.3	44
AVG % RETAIL OCCUPANCY	61.1	20
AVG $ RATE YR-END RENT	15.84	43
RENTABLE/GROSS SQFT	.91	38

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.42	40
PAYROLL	.07	15
CONTRACT	.33	38
SUP/MAT/MISC	.03	29
TRASH REMOVAL	.03	31
REPR/MAINT TOTAL	.68	40
PAYROLL	.30	34
ELEVATOR	.14	37
HVAC	.08	34
ELECTRICAL	.02	35
STRUCT/ROOF	.01	17
PLUMBING	.01	33
FIRE/LIFE SFTY	.01	21
OTHER MAINT/SUP	.11	39

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.11	40
ELECTRICAL	.87	39
GAS	.13	25
FUEL OIL	.01	2
PURCH STEAM	.27	3
PURCH CH WTR	.33	1
COAL		
WATER/SEWER	.04	39
RDS/GNDS/SEC TOTAL	.24	38
RDS/GNDS TOTAL	.02	28
RDS/GNDS PAYRL	.06	1
RDS/GNDS CONTR	.04	20
RDS/GNDS OTHER	.02	15

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.20	34
SEC PAYROLL	.16	9
SEC CONTRACTS	.18	29
SEC OTHER	.01	14
ADMIN TOTAL	.53	40
PAYROLL	.24	29
MGMT FEES	.27	34
LEGAL FEES	.01	25
AUDIT FEES	.02	17
GEN OFC EXP	.04	35
OTHER ADM EXP	.04	30

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.08	41
REAL ESTATE TAX	.80	40
BUILDING INS	.15	40
PERS PROP TAX	.00	9
OTHER TAX	.01	11
LEASING EXPENSES	.20	36
ADV/PROMOTION	.03	28
COMM/FEES	.15	19
TENANT ALTS	.07	26
BUY-OUTS	.75	3

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.53	39
CLEANING	.07	15
REPAIR/MAINT	.30	36
RDS/GROUNDS	.04	3
SECURITY	.14	10
ADMINISTRATIVE	.24	29
TOTAL CONTRACTS	1.00	40
CLEANING	.33	38
REPAIR/MAINT	.23	38
RDS/GROUNDS	.03	23
SECURITY	.17	31
ADMINISTRATIVE	.27	37

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Occupancy/Location Analyses

DOWNTOWN 51%-75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	187 BLDS	50,402,766 SQ. FT.				48,616,499 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	152					10.82	8.04	5.76	11.01
RETAIL AREA	57	11.41	10.20	4.35	19.08				
OTHER AREA	26	9.79	5.48	1.06	10.96				
TOTAL RENT	155	10.66	8.18	5.94	10.76				
MISCELLANEOUS	112	.56	.08	.02	.39				
TOTAL INCOME	180	10.00	8.33	6.06	11.09				
EXPENSE									
CLEANING	164	.74	.58	.47	.81	.77	.64	.50	.82
REPAIR-MAINT	168	1.03	.84	.62	1.17	1.07	.90	.65	1.19
UTILITIES	166	1.39	1.31	1.08	1.64	1.43	1.34	1.12	1.69
RDS/GRNDS/SEC	156	.40	.28	.15	.43	.40	.28	.15	.43
ADMINISTRATIVE	184	.74	.63	.39	.90	.74	.63	.39	.90
TOTAL OPER EXP	162	4.28	3.83	3.26	4.64	4.06	4.01	3.37	4.98
FIXED EXPENSES	162	1.87	1.28	.76	1.91	1.87	1.28	.76	1.91
TOTAL OPER+FIX	161	6.16	5.13	4.20	6.82	6.36	5.30	4.38	7.00
LEASING EXP	170	1.92	.42	.09	1.22				
TOTAL PAYROLL	149	.87	.61	.35	.89				
TOTAL CONTRACT	160	1.37	1.17	.82	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6542	158
AVG SQFT/RETAIL TENANT	2941	69
AVG SQFT/OFFICE WORKER	248	123
AVG % OFFICE OCCUPANCY	67.1	187
AVG % RETAIL OCCUPANCY	78.3	70
AVG $ RATE YR-END RENT	14.03	168
RENTABLE/GROSS SQFT	.91	125

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.57	169	**UTILITIES TOTAL**	1.32	173	SECURITY TOTAL	.24	135	**FIXED EXP TOTAL**	1.27	170	**TOTAL PAYROLL**	.61	136
PAYROLL	.15	33	ELECTRICAL	1.12	173	SEC PAYROLL	.21	37	REAL ESTATE TAX	1.02	162	CLEANING	.15	33
CONTRACT	.47	145	GAS	.12	75	SEC CONTRACTS	.21	108	BUILDING INS	.17	164	REPAIR/MAINT	.34	124
SUP/MAT/MISC	.04	119	FUEL OIL	.00	41	SEC OTHER	.01	60	PERS PROP TAX	.01	38	RDS/GROUNDS	.12	7
TRASH REMOVAL	.03	131	PURCH STEAM	.43	24				OTHER TAX	.02	55	SECURITY	.21	37
REPR/MAINT TOTAL	.84	170	PURCH CH WTR	.06	3	**ADMIN TOTAL**	.64	167	**LEASING EXPENSES**	.47	156	ADMINISTRATIVE	.24	93
PAYROLL	.34	123	COAL	.01	2	PAYROLL	.25	115	ADV/PROMOTION	.04	131			
ELEVATOR	.16	160	WATER/SEWER	.05	165	MGMT FEES	.34	147	COMM/FEES	.19	104	**TOTAL CONTRACTS**	1.25	147
HVAC	.12	161	**RDS/GNDS/SEC**	.29	142	LEGAL FEES	.02	120	TENANT ALTS	.52	114	CLEANING	.47	145
ELECTRICAL	.03	133	**TOTAL**			AUDIT FEES	.03	84	BUY-OUTS	.13	15	REPAIR/MAINT	.29	122
STRUCT/ROOF	.03	66	RDS/GNDS TOTAL	.05	100	GEN OFC EXP	.05	143				RDS/GROUNDS	.04	84
PLUMBING	.01	123	RDS/GNDS PAYRL	.10	6	OTHER ADM EXP	.03	124				SECURITY	.20	112
FIRE/LIFE SFTY	.02	71	RDS/GNDS CONTR	.04	79							ADMINISTRATIVE	.35	120
OTHER MAINT/SUP	.13	160	RDS/GNDS OTHER	.02	49									

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1083 BLDS	343,411,630 SQ. FT.				325,698,734 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	937					15.34	12.89	9.62	17.06
RETAIL AREA	487	17.67	15.08	8.85	23.06				
OTHER AREA	189	15.25	6.80	3.01	12.96				
TOTAL RENT	962	15.55	13.16	9.81	17.33				
MISCELLANEOUS	686	.94	.21	.04	.71				
TOTAL INCOME	1002	16.06	13.55	10.03	17.65				
EXPENSE									
CLEANING	1049	1.15	.89	.67	1.21	1.20	.94	.69	1.25
REPAIR-MAINT	1057	1.40	1.04	.73	1.47	1.46	1.09	.76	1.54
UTILITIES	1056	1.76	1.63	1.27	2.10	1.81	1.68	1.30	2.18
RDS/GRNDS/SEC	1007	.44	.31	.18	.50	.44	.31	.18	.50
ADMINISTRATIVE	1062	.80	.70	.46	.98	.80	.70	.46	.98
TOTAL OPER EXP	1042	5.55	4.79	3.93	5.94	5.62	5.03	4.10	6.24
FIXED EXPENSES	1028	2.77	1.68	1.07	2.63	2.77	1.68	1.07	2.63
TOTAL OPER+FIX	1037	8.34	6.61	5.29	8.53	8.52	6.87	5.47	8.84
LEASING EXP	842	.77	.30	.09	.87				
TOTAL PAYROLL	946	1.20	.75	.46	1.26				
TOTAL CONTRACT	1031	1.76	1.56	1.05	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10148	963
AVG SQFT/RETAIL TENANT	2926	548
AVG SQFT/OFFICE WORKER	259	852
AVG % OFFICE OCCUPANCY	93.2	1083
AVG % RETAIL OCCUPANCY	92.8	577
AVG $ RATE YR-END RENT	17.33	927
RENTABLE/GROSS SQFT	.88	871

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.89	979	**UTILITIES TOTAL**	1.65	970	SECURITY TOTAL	.28	850	**FIXED EXP TOTAL**	1.68	958	**TOTAL PAYROLL**	.74	878
PAYROLL	.37	332	ELECTRICAL	1.41	955	SEC PAYROLL	.24	313	REAL ESTATE TAX	1.42	937	CLEANING	.39	338
CONTRACT	.69	907	GAS	.12	504	SEC CONTRACTS	.22	704	BUILDING INS	.20	922	REPAIR/MAINT	.43	780
SUP/MAT/MISC	.07	792	FUEL OIL	.02	138	SEC OTHER	.02	339	PERS PROP TAX	.00	195	RDS/GROUNDS	.05	136
TRASH REMOVAL	.04	843	PURCH STEAM	.35	217				OTHER TAX	.04	315	SECURITY	.24	321
REPR/MAINT TOTAL	1.03	976	PURCH CH WTR	.51	43	**ADMIN TOTAL**	.70	961	**LEASING EXPENSES**	.35	760	ADMINISTRATIVE	.25	636
PAYROLL	.43	771	COAL	.10	6	PAYROLL	.25	654	ADV/PROMOTION	.02	483			
ELEVATOR	.18	937	WATER/SEWER	.06	907	MGMT FEES	.44	742	COMM/FEES	.16	525	**TOTAL CONTRACTS**	1.61	960
HVAC	.12	914	**RDS/GNDS/SEC**	.32	914	LEGAL FEES	.03	544	TENANT ALTS	.28	545	CLEANING	.69	912
ELECTRICAL	.05	821	**TOTAL**			AUDIT FEES	.03	444	BUY-OUTS	.22	54	REPAIR/MAINT	.35	759
STRUCT/ROOF	.03	445	RDS/GNDS TOTAL	.05	650	GEN OFC EXP	.05	743				RDS/GROUNDS	.04	523
PLUMBING	.01	734	RDS/GNDS PAYRL	.05	131	OTHER ADM EXP	.03	686				SECURITY	.22	723
FIRE/LIFE SFTY	.02	507	RDS/GNDS CONTR	.04	513							ADMINISTRATIVE	.48	693
OTHER MAINT/SUP	.17	927	RDS/GNDS OTHER	.02	350									

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Occupancy/Location Analyses

SUBURBAN LESS THAN 25%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	2,335,201 SQ. FT.				2,269,146 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	26					1.72	1.11	.57	2.51
RETAIL AREA	2	2.35	2.35						
OTHER AREA									
TOTAL RENT	26	1.70	1.12	.61	2.51				
MISCELLANEOUS	20	.11	.03	.01	.15				
TOTAL INCOME	26	1.79	1.12	.66	2.53				
EXPENSE									
CLEANING	27	.21	.23	.16	.29	.21	.23	.16	.29
REPAIR-MAINT	27	.42	.38	.29	.51	.43	.38	.29	.51
UTILITIES	27	.83	.93	.70	1.08	.85	.98	.70	1.08
RDS/GRNDS/SEC	27	.30	.28	.20	.37	.30	.28	.20	.37
ADMINISTRATIVE	27	.52	.52	.23	.74	.52	.52	.23	.74
TOTAL OPER EXP	27	2.28	2.40	1.76	2.84	2.33	2.40	1.76	2.84
FIXED EXPENSES	27	1.20	1.25	.72	1.52	1.20	1.25	.72	1.52
TOTAL OPER+FIX	27	3.47	3.34	3.00	3.82	3.53	3.34	3.00	3.86
LEASING EXP	25	1.18	.58	.17	2.18				
TOTAL PAYROLL	24	.40	.39	.09	.55				
TOTAL CONTRACT	26	.86	.77	.43	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2664	25
AVG SQFT/RETAIL TENANT	1786	4
AVG SQFT/OFFICE WORKER	185	24
AVG % OFFICE OCCUPANCY	16.9	27
AVG % RETAIL OCCUPANCY	40.3	4
AVG $ RATE YR-END RENT	15.38	26
RENTABLE/GROSS SQFT	.93	11

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.23	26
PAYROLL	.05	1
CONTRACT	.18	26
SUP/MAT/MISC	.03	25
TRASH REMOVAL	.01	24
REPR/MAINT TOTAL	.39	26
PAYROLL	.14	19
ELEVATOR	.07	16
HVAC	.06	25
ELECTRICAL	.02	23
STRUCT/ROOF	.02	4
PLUMBING	.01	21
FIRE/LIFE SFTY	.01	23
OTHER MAINT/SUP	.10	26

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.94	26
ELECTRICAL	.80	26
GAS	.08	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.58	1
COAL		
WATER/SEWER	.05	25
RDS/GNDS/SEC TOTAL	.31	24
RDS/GNDS TOTAL	.18	24
RDS/GNDS PAYRL	.10	1
RDS/GNDS CONTR	.16	12
RDS/GNDS OTHER	.05	18

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.16	22
SEC PAYROLL	.17	3
SEC CONTRACTS	.14	19
SEC OTHER	.01	16
ADMIN TOTAL	.55	26
PAYROLL	.24	21
MGMT FEES	.20	26
LEGAL FEES	.07	19
AUDIT FEES	.06	4
GEN OFC EXP	.06	21
OTHER ADM EXP	.03	20

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.22	26
REAL ESTATE TAX	1.13	24
BUILDING INS	.10	26
PERS PROP TAX	.00	3
OTHER TAX	.09	11
LEASING EXPENSES	.58	25
ADV/PROMOTION	.06	13
COMM/FEES	.20	21
TENANT ALTS	.48	23
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.39	24
CLEANING	.05	1
REPAIR/MAINT	.14	19
RDS/GROUNDS	.10	1
SECURITY	.17	3
ADMINISTRATIVE	.24	21
TOTAL CONTRACTS	.77	26
CLEANING	.18	26
REPAIR/MAINT	.15	11
RDS/GROUNDS	.15	13
SECURITY	.14	22
ADMINISTRATIVE	.38	21

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 25%-50%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	90 BLDS	11,869,268 SQ. FT.				11,777,789 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	85					4.63	4.49	2.81	6.09
RETAIL AREA	4	14.13	7.93	4.04	13.50				
OTHER AREA	2	.60	.60						
TOTAL RENT	87	4.61	4.49	2.93	6.08				
MISCELLANEOUS	41	.11	.05	.00	.19				
TOTAL INCOME	87	4.68	4.60	2.93	6.26				
EXPENSE									
CLEANING	89	.36	.36	.28	.45	.36	.36	.28	.45
REPAIR-MAINT	90	.61	.53	.39	.68	.62	.55	.39	.68
UTILITIES	90	1.02	1.06	.85	1.28	1.02	1.06	.85	1.29
RDS/GRNDS/SEC	89	.30	.26	.16	.35	.30	.26	.16	.35
ADMINISTRATIVE	90	.59	.58	.34	.81	.59	.58	.34	.81
TOTAL OPER EXP	90	2.87	2.85	2.40	3.42	2.89	2.91	2.40	3.42
FIXED EXPENSES	88	1.28	1.13	.91	1.49	1.28	1.13	.91	1.49
TOTAL OPER+FIX	90	4.13	4.01	3.53	4.90	4.16	4.01	3.53	4.90
LEASING EXP	82	2.41	.58	.25	1.98				
TOTAL PAYROLL	72	.55	.43	.25	.61				
TOTAL CONTRACT	89	.99	1.00	.68	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4220	90
AVG SQFT/RETAIL TENANT	1628	6
AVG SQFT/OFFICE WORKER	242	71
AVG % OFFICE OCCUPANCY	41.4	90
AVG % RETAIL OCCUPANCY	56.9	6
AVG $ RATE YR-END RENT	13.16	87
RENTABLE/GROSS SQFT	.92	74

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.36	88
PAYROLL	.07	10
CONTRACT	.31	87
SUP/MAT/MISC	.03	73
TRASH REMOVAL	.02	87
REPR/MAINT TOTAL	.53	89
PAYROLL	.20	57
ELEVATOR	.07	76
HVAC	.10	86
ELECTRICAL	.02	74
STRUCT/ROOF	.01	52
PLUMBING	.01	69
FIRE/LIFE SFTY	.01	40
OTHER MAINT/SUP	.11	86

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.07	88
ELECTRICAL	1.00	88
GAS	.04	27
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR	.05	2
COAL		
WATER/SEWER	.06	86
RDS/GNDS/SEC TOTAL	.26	88
RDS/GNDS TOTAL	.14	84
RDS/GNDS PAYRL	.07	2
RDS/GNDS CONTR	.13	78
RDS/GNDS OTHER	.02	57

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.14	78
SEC PAYROLL	.06	4
SEC CONTRACTS	.11	77
SEC OTHER	.01	20
ADMIN TOTAL	.59	89
PAYROLL	.26	55
MGMT FEES	.24	79
LEGAL FEES	.04	41
AUDIT FEES	.05	18
GEN OFC EXP	.08	69
OTHER ADM EXP	.03	61

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.16	85
REAL ESTATE TAX	1.07	78
BUILDING INS	.14	83
PERS PROP TAX	.00	17
OTHER TAX	.03	12
LEASING EXPENSES	.60	79
ADV/PROMOTION	.05	55
COMM/FEES	.29	65
TENANT ALTS	.32	53
BUY-OUTS	.31	9

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.43	70
CLEANING	.07	10
REPAIR/MAINT	.20	58
RDS/GROUNDS	.07	2
SECURITY	.06	4
ADMINISTRATIVE	.26	56
TOTAL CONTRACTS	1.00	89
CLEANING	.31	87
REPAIR/MAINT	.21	69
RDS/GROUNDS	.13	83
SECURITY	.12	60
ADMINISTRATIVE	.27	71

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Occupancy/Location Analyses

SUBURBAN 51%-75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	406 BLDS	38,687,302 SQ. FT.				38,322,893 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	378					8.24	7.86	6.22	9.45
RETAIL AREA	29	14.09	10.09	6.05	15.48				
OTHER AREA	16	11.88	7.03	.88	14.22				
TOTAL RENT	379	8.39	7.71	6.32	9.61				
MISCELLANEOUS	267	.30	.09	.02	.27				
TOTAL INCOME	400	8.73	8.00	6.54	9.88				
EXPENSE									
CLEANING	378	.54	.52	.45	.64	.56	.52	.45	.64
REPAIR-MAINT	386	.74	.62	.45	.84	.74	.63	.46	.84
UTILITIES	386	1.33	1.29	1.09	1.57	1.33	1.29	1.10	1.57
RDS/GRNDS/SEC	378	.34	.28	.19	.45	.34	.28	.19	.45
ADMINISTRATIVE	405	.72	.61	.42	.90	.72	.61	.42	.90
TOTAL OPER EXP	386	3.68	3.56	3.02	4.03	3.46	3.56	3.07	4.05
FIXED EXPENSES	399	1.37	1.23	.91	1.61	1.37	1.23	.91	1.61
TOTAL OPER + FIX	386	5.08	4.88	4.11	5.51	4.99	4.89	4.12	5.55
LEASING EXP	386	1.23	.47	.19	1.24				
TOTAL PAYROLL	317	.54	.48	.30	.68				
TOTAL CONTRACT	380	1.23	1.27	.87	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3458	380
AVG SQFT/RETAIL TENANT	2032	39
AVG SQFT/OFFICE WORKER	294	296
AVG % OFFICE OCCUPANCY	65.3	405
AVG % RETAIL OCCUPANCY	80.6	39
AVG $ RATE YR-END RENT	12.73	380
RENTABLE/GROSS SQFT	.95	311

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.52	358	**UTILITIES TOTAL**	1.28	387	SECURITY TOTAL	.11	283	**FIXED EXP TOTAL**	1.23	389	**TOTAL PAYROLL**	.48	288
PAYROLL	.09	33	ELECTRICAL	1.15	387	SEC PAYROLL	.16	23	REAL ESTATE TAX	1.03	365	CLEANING	.09	33
CONTRACT	.45	327	GAS	.12	127	SEC CONTRACTS	.10	258	BUILDING INS	.15	360	REPAIR/MAINT	.24	235
SUP/MAT/MISC	.05	250	FUEL OIL	.00	38	SEC OTHER	.02	67	PERS PROP TAX	.00	73	RDS/GROUNDS	.05	20
TRASH REMOVAL	.03	280	PURCH STEAM			**ADMIN TOTAL**	.60	367	OTHER TAX	.02	62	SECURITY	.16	22
REPR/MAINT TOTAL	.59	386	PURCH CH WTR	.84	5	PAYROLL	.26	220	**LEASING EXPENSES**	.49	340	ADMINISTRATIVE	.26	201
PAYROLL	.24	235	COAL	.04	1	MGMT FEES	.33	338	ADV/PROMOTION	.03	274	**TOTAL CONTRACTS**	1.28	347
ELEVATOR	.06	278	WATER/SEWER	.07	353	LEGAL FEES	.08	247	COMM/FEES	.22	261	CLEANING	.45	328
HVAC	.11	350	**RDS/GNDS/SEC TOTAL**	.26	336	AUDIT FEES	.03	137	TENANT ALTS	.40	270	REPAIR/MAINT	.25	252
ELECTRICAL	.03	286	RDS/GNDS TOTAL	.15	322	GEN OFC EXP	.07	283	BUY-OUTS	.19	20	RDS/GROUNDS	.13	306
STRUCT/ROOF	.02	207	RDS/GNDS PAYRL	.05	20	OTHER ADM EXP	.08	258				SECURITY	.10	261
PLUMBING	.01	282	RDS/GNDS CONTR	.13	302							ADMINISTRATIVE	.36	301
FIRE/LIFE SFTY	.02	140	RDS/GNDS OTHER	.04	159									
OTHER MAINT/SUP	.12	346												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN MORE THAN 75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	1235 BLDS	132,825,[illegible] SQ. FT.				130,855,549 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1117					13.39	12.38	9.65	15.56
RETAIL AREA	146	14.22	14.64	8.97	18.20				
OTHER AREA	48	18.51	7.40	4.15	13.00				
TOTAL RENT	1124	13.57	12.88	9.80	15.93				
MISCELLANEOUS	799	.46	.10	.02	.34				
TOTAL INCOME	1156	13.92	13.00	10.02	16.24				
EXPENSE									
CLEANING	1212	.74	.71	.59	.85	.75	.72	.60	.86
REPAIR-MAINT	1213	.89	.71	.52	.97	.91	.71	.52	.99
UTILITIES	1207	1.57	1.57	1.23	1.92	1.58	1.57	1.23	1.96
RDS/GRNDS/SEC	1193	.42	.31	.19	.48	.42	.31	.19	.48
ADMINISTRATIVE	1227	.76	.67	.51	.92	.78	.67	.51	.92
TOTAL OPER EXP	1211	4.37	4.13	3.47	4.85	4.25	4.14	3.49	4.95
FIXED EXPENSES	1206	1.67	1.41	.97	1.90	[illegible]	1.41	.97	1.90
TOTAL OPER + FIX	1211	6.04	5.66	4.68	6.56	[illegible]	[illegible]	4.70	6.67
LEASING EXP	956	.90	.32	.09	1.00				
TOTAL PAYROLL	963	.66	.45	.27	.71				
TOTAL CONTRACT	1194	1.63	1.54	1.14	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6273	1164
AVG SQFT/RETAIL TENANT	2699	148
AVG SQFT/OFFICE WORKER	275	880
AVG % OFFICE OCCUPANCY	91.8	1235
AVG % RETAIL OCCUPANCY	91.6	149
AVG $ RATE YR-END RENT	14.98	1101
RENTABLE/GROSS SQFT	.94	991

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.70	1116	**UTILITIES TOTAL**	1.57	1098	SECURITY TOTAL	.12	898	**FIXED EXP TOTAL**	1.41	1097	**TOTAL PAYROLL**	.48	877
PAYROLL	.11	204	ELECTRICAL	1.41	1090	SEC PAYROLL	.27	116	REAL ESTATE TAX	1.20	1079	CLEANING	.11	211
CONTRACT	.59	1057	GAS	.11	498	SEC CONTRACTS	.10	789	BUILDING INS	.16	1006	REPAIR/MAINT	.27	780
SUP/MAT/MISC	.06	818	FUEL OIL	.01	76	SEC OTHER	.02	245	PERS PROP TAX	.00	185	RDS/GROUNDS	.06	180
TRASH REMOVAL	.05	980	PURCH STEAM	.18	8	**ADMIN TOTAL**	.67	1103	OTHER TAX	.04	219	SECURITY	.27	120
REPR/MAINT TOTAL	.70	1117	PURCH CH WTR	.51	13	PAYROLL	.23	620	**LEASING EXPENSES**	.35	875	ADMINISTRATIVE	.24	595
PAYROLL	.27	771	COAL	.11	14	MGMT FEES	.50	981	ADV/PROMOTION	.03	590	**TOTAL CONTRACTS**	1.56	1087
ELEVATOR	.07	939	WATER/SEWER	.08	1039	LEGAL FEES	.02	517	COMM/FEES	.18	623	CLEANING	.59	1057
HVAC	.13	1064	**RDS/GNDS/SEC TOTAL**	.30	1080	AUDIT FEES	.03	409	TENANT ALTS	.35	509	REPAIR/MAINT	.27	815
ELECTRICAL	.04	924	RDS/GNDS TOTAL	.19	1033	GEN OFC EXP	.04	752	BUY-OUTS	.14	33	RDS/GROUNDS	.15	920
STRUCT/ROOF	.03	547	RDS/GNDS PAYRL	.08	152	OTHER ADM EXP	.03	707				SECURITY	.10	813
PLUMBING	.01	803	RDS/GNDS CONTR	.15	904							ADMINISTRATIVE	.54	882
FIRE/LIFE SFTY	.01	483	RDS/GNDS OTHER	.04	802									
OTHER MAINT/SUP	.16	1066												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Occupancy/Location Analyses

RURAL MORE THAN 75%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	850,796 SQ. FT.				850,796 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					12.06	12.82	11.03	14.79
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	12.07	12.84	11.65	14.79				
MISCELLANEOUS	4	.11	.15	.06	.22				
TOTAL INCOME	8	12.14	12.91	11.70	15.01				
EXPENSE									
CLEANING	8	.71	.72	.64	.83	.71	.72	.64	.83
REPAIR-MAINT	8	.92	.80	.64	1.02	.92	.80	.64	1.02
UTILITIES	8	2.11	1.81	1.47	2.21	2.11	1.81	1.47	2.21
RDS/GRNDS/SEC	8	.47	.40	.19	.59	.47	.40	.19	.59
ADMINISTRATIVE	8	.72	.94	.54	1.11	.72	.94	.54	1.11
TOTAL OPER EXP	8	4.94	4.61	4.14	5.13	4.94	4.61	4.14	5.13
FIXED EXPENSES	8	2.09	2.02	1.38	2.46	2.09	2.02	1.38	2.46
TOTAL OPER + FIX	8	7.03	6.62	5.78	7.33	7.03	6.62	5.78	7.33
LEASING EXP	7	.99	.85	.56	1.52				
TOTAL PAYROLL	8	.65	.61	.23	1.14				
TOTAL CONTRACT	8	1.53	1.78	1.38	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5667	7
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	221	5
AVG % OFFICE OCCUPANCY	90.8	8
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.27	8
RENTABLE/GROSS SQFT	.89	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	8
PAYROLL	.20	1
CONTRACT	.55	8
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	.80	8
PAYROLL	.34	8
ELEVATOR	.09	4
HVAC	.20	4
ELECTRICAL	.02	4
STRUCT/ROOF	.29	5
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.06	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.81	8
ELECTRICAL	1.63	8
GAS	.09	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	8
RDS/GNDS/SEC TOTAL	.40	8
RDS/GNDS TOTAL	.11	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	8
RDS/GNDS OTHER	.00	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	7
SEC PAYROLL	.60	4
SEC CONTRACTS	.22	3
SEC OTHER	.05	8
ADMIN TOTAL	.94	8
PAYROLL	.24	7
MGMT FEES	.68	4
LEGAL FEES	.02	4
AUDIT FEES	.06	1
GEN OFC EXP	.07	4
OTHER ADM EXP	.02	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.02	8
REAL ESTATE TAX	1.72	8
BUILDING INS	.29	8
PERS PROP TAX	.00	2
OTHER TAX		
LEASING EXPENSES	.85	7
ADV/PROMOTION	.00	6
COMM/FEES	.31	3
TENANT ALTS	.40	7
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.61	8
CLEANING	.20	1
REPAIR/MAINT	.34	8
RDS/GROUNDS		
SECURITY	.60	4
ADMINISTRATIVE	.24	7
TOTAL CONTRACTS	1.78	8
CLEANING	.55	8
REPAIR/MAINT	.25	8
RDS/GROUNDS	.11	8
SECURITY	.22	3
ADMINISTRATIVE	.74	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

United States Private Sector: City Analyses

Akron, OH
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	781,902 SQ. FT.				706,156 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					12.13	11.34	6.80	14.49
RETAIL AREA	2	12.21	12.01						
OTHER AREA									
TOTAL RENT	4	11.94	10.93	6.41	14.41				
MISCELLANEOUS	3	.50	.46						
TOTAL INCOME	4	12.41	11.52	6.64	14.83				
EXPENSE									
CLEANING	4	.90	.86	.80	.95	.94	.90	.82	.99
REPAIR-MAINT	4	1.11	1.06	.87	1.44	1.17	1.09	.92	1.46
UTILITIES	4	1.46	1.38	1.21	1.72	1.52	1.41	1.28	1.74
RDS/GRNDS/SEC	4	.18	.16	.05	.29	.18	.16	.05	.29
ADMINISTRATIVE	3	.70	.66			.70	.66	-	
TOTAL OPER EXP	4	4.32	3.98	3.74	4.67	4.56	4.22	3.88	4.91
FIXED EXPENSES	4	.92	.88	.70	1.00	.92	.88	.70	1.00
TOTAL OPER+FIX	4	5.24	4.98	4.58	5.55	5.48	5.29	4.70	5.79
LEASING EXP	3	.14	.03						
TOTAL PAYROLL	3	1.04	.64						
TOTAL CONTRACT	4	1.17	1.23	.94	1.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10705	4
AVG SQFT/RETAIL TENANT	2511	3
AVG SQFT/OFFICE WORKER	295	4
AVG % OFFICE OCCUPANCY	80.3	4
AVG % RETAIL OCCUPANCY	69.6	3
AVG $ RATE YR-END RENT	12.55	4
RENTABLE/GROSS SQFT	.90	3

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.91	2	**UTILITIES TOTAL**	1.72	2	SECURITY TOTAL	.07	3	**FIXED EXP TOTAL**	.88	4	**TOTAL PAYROLL**	1.34	2
PAYROLL	.82	1	ELECTRICAL	1.42	2	SEC PAYROLL			REAL ESTATE TAX	.69	4	CLEANING	.82	1
CONTRACT	.38	2	GAS	.01	1	SEC CONTRACTS	.07	3	BUILDING INS	.20	3	REPAIR/MAINT	.96	1
SUP/MAT/MISC	.08	2	FUEL OIL			SEC OTHER	.00	1	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	2	PURCH STEAM	.09	1	**ADMIN TOTAL**	.66	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.06	4	PURCH CH WTR			PAYROLL	.46	2	**LEASING EXPENSES**	.41	1	ADMINISTRATIVE	.45	2
PAYROLL	.96	1	COAL			MGMT FEES	.51	2	ADV/PROMOTION	.06	1	**TOTAL CONTRACTS**	1.22	3
ELEVATOR	.22	4	WATER/SEWER	.28	2	LEGAL FEES	.01	3	COMM/FEES			CLEANING	.38	2
HVAC	.27	4	**RDS/GNDS/SEC TOTAL**	.16	3	AUDIT FEES	.02	3	TENANT ALTS	.15	1	REPAIR/MAINT	.39	2
ELECTRICAL	.01	3	RDS/GNDS TOTAL	.02	2	GEN OFC EXP	.08	1	BUY-OUTS	.20	1	RDS/GROUNDS	.02	2
STRUCT/ROOF			RDS/GNDS PAYRL			OTHER ADM EXP	.00	1				SECURITY	.07	3
PLUMBING			RDS/GNDS CONTR	.02	2							ADMINISTRATIVE	.57	2
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP	.32	4												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Albany, NY
ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	290,356 SQ. FT.				290,356 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					12.33	12.33		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	12.33	12.33						
MISCELLANEOUS	5	.06	.06						
TOTAL INCOME	5	12.39	12.39						
EXPENSE									
CLEANING	5	.87	.87			.87	.87		
REPAIR-MAINT	5	.81	.81			.81	.81		
UTILITIES	5	1.86	1.86			1.86	1.86		
RDS/GRNDS/SEC	5	.22	.22			.22	.22		
ADMINISTRATIVE	5	1.26	1.26			1.26	1.26		
TOTAL OPER EXP	5	5.02	5.02			5.02	5.02		
FIXED EXPENSES	5	1.34	1.34			1.34	1.34		
TOTAL OPER+FIX	5	6.35	6.35			6.35	6.35		
LEASING EXP	5	.92	.92						
TOTAL PAYROLL	5	.76	.76						
TOTAL CONTRACT	5	1.45	.87						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3648	5
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	152	5
AVG % OFFICE OCCUPANCY	98.0	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	14.50	5
RENTABLE/GROSS SQFT	.97	5

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.87	5	**UTILITIES TOTAL**	1.86	5	SECURITY TOTAL	.21	5	**FIXED EXP TOTAL**	1.34	5	**TOTAL PAYROLL**	.76	5
PAYROLL			ELECTRICAL	1.84	5	SEC PAYROLL	.16	5	REAL ESTATE TAX	1.02	5	CLEANING		
CONTRACT	.87	5	GAS			SEC CONTRACTS			BUILDING INS	.32	5	REPAIR/MAINT	.24	5
SUP/MAT/MISC			FUEL OIL			SEC OTHER	.05	5	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	1.26	5	OTHER TAX			SECURITY	.16	5
REPR/MAINT TOTAL	.81	5	PURCH CH WTR			PAYROLL	.36	5	**LEASING EXPENSES**	.92	5	ADMINISTRATIVE	.36	5
PAYROLL	.24	5	COAL			MGMT FEES	.66	5	ADV/PROMOTION			**TOTAL CONTRACTS**	.87	5
ELEVATOR	.08	5	WATER/SEWER	.02	5	LEGAL FEES	.02	5	COMM/FEES			CLEANING	.87	5
HVAC	.17	5	**RDS/GNDS/SEC TOTAL**	.22	5	AUDIT FEES	.05	5	TENANT ALTS	.92	5	REPAIR/MAINT		
ELECTRICAL	.01	5	RDS/GNDS TOTAL	.01	5	GEN OFC EXP	.16	5	BUY-OUTS			RDS/GROUNDS		
STRUCT/ROOF	.00	5	RDS/GNDS PAYRL			OTHER ADM EXP						SECURITY		
PLUMBING	.00	5	RDS/GNDS CONTR									ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER	.01	5									
OTHER MAINT/SUP	.30	5												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Albuquerque, NM

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,880,660 SQ. FT.				2,880,660 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					6.65	6.65		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	6.65	6.65						
MISCELLANEOUS									
TOTAL INCOME	3	4.55	5.86						
EXPENSE									
CLEANING	3	.32	.35			.32	.35		
REPAIR-MAINT	2	00	.05			.00	.05		
UTILITIES	3	.95	1.25			.95	1.25		
RDS/GRNDS/SEC									
ADMINISTRATIVE	2	1.72	1.72			1.72	1.72		
TOTAL OPER EXP	1	1.71	1.71			2.99	1.71		
FIXED EXPENSES	2	.81	.68			.81	.68		
TOTAL OPER+FIX	1	2.25	2.25			4.36	2.25		
LEASING EXP	2	.00	.22						
TOTAL PAYROLL									
TOTAL CONTRACT	1	.28	.28						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1538	1
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	220	1
AVG % OFFICE OCCUPANCY	78.5	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.00	1
RENTABLE/GROSS SQFT	.82	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.00	3
PAYROLL		
CONTRACT	.28	1
SUP/MAT/MISC	.02	1
TRASH REMOVAL	.05	1
REPR/MAINT TOTAL	.00	3
PAYROLL		
ELEVATOR	.00	2
HVAC	.00	3
ELECTRICAL	.02	1
STRUCT/ROOF		
PLUMBING	.01	1
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.00	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.25	3
ELECTRICAL	1.07	3
GAS	.13	1
FUEL OIL	.06	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.51	2
PAYROLL	.17	2
MGMT FEES	.21	2
LEGAL FEES	.04	2
AUDIT FEES	.00	2
GEN OFC EXP	.09	2
OTHER ADM EXP	.00	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.00	3
REAL ESTATE TAX	.00	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX	.00	2
LEASING EXPENSES	.00	3
ADV/PROMOTION	.07	3
COMM/FEES		
TENANT ALTS	.00	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.28	1
CLEANING	.28	1
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	529,124 SQ. FT.				519,284 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					12.59	12.16	9.39	14.28
RETAIL AREA									
OTHER AREA	1	.77	.77						
TOTAL RENT	12	12.41	12.17	9.39	13.48				
MISCELLANEOUS	1	.04	.04						
TOTAL INCOME	12	12.42	12.19	9.39	13.48				
EXPENSE									
CLEANING	12	.50	.55	.35	.65	.51	.57	.35	.65
REPAIR-MAINT	12	.58	.55	.44	.64	.59	.55	.44	.64
UTILITIES	12	1.86	1.86	.83	1.99	1.89	1.88	.83	2.13
RDS/GRNDS/SEC	12	.29	.24	.19	.37	.29	.24	.19	.37
ADMINISTRATIVE	12	.57	.59	.40	.67	.57	.59	.40	.67
TOTAL OPER EXP	12	3.81	3.67	2.49	4.26	2.89	3.67	2.49	4.46
FIXED EXPENSES	12	.70	.77	.47	.95	.70	.77	.47	.95
TOTAL OPER+FIX	12	4.51	4.36	3.06	5.03	3.85	4.36	3.06	5.38
LEASING EXP	5	.13	.13						
TOTAL PAYROLL	2	.49	.53						
TOTAL CONTRACT	12	1.20	1.71	1.58	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3514	11
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	220	2
AVG % OFFICE OCCUPANCY	91.5	12
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	14.61	10
RENTABLE/GROSS SQFT	.97	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.54	11
PAYROLL		
CONTRACT	.48	11
SUP/MAT/MISC	.04	6
TRASH REMOVAL		
REPR/MAINT TOTAL	.57	11
PAYROLL		
ELEVATOR	.06	5
HVAC	.14	11
ELECTRICAL		
STRUCT/ROOF	.08	4
PLUMBING	.01	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.36	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.82	11
ELECTRICAL	1.63	10
GAS	.12	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	11
RDS/GNDS/SEC TOTAL	.22	11
RDS/GNDS TOTAL	.21	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	5
RDS/GNDS OTHER	.18	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.03	10
SEC PAYROLL		
SEC CONTRACTS	.03	10
SEC OTHER		
ADMIN TOTAL	.58	11
PAYROLL		
MGMT FEES	.58	11
LEGAL FEES	.02	3
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.88	11
REAL ESTATE TAX	.56	11
BUILDING INS	.17	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.24	4
ADV/PROMOTION	.07	4
COMM/FEES	.02	1
TENANT ALTS	.16	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.71	11
CLEANING	.48	11
REPAIR/MAINT	.57	11
RDS/GROUNDS	.21	11
SECURITY	.03	10
ADMINISTRATIVE	.58	11

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Albuquerque, NM

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	72,959 SQ. FT.				72,959 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.12	9.66	7.43	11.82
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.12	9.66	7.43	11.82				
MISCELLANEOUS									
TOTAL INCOME	4	9.12	9.66	7.43	11.82				
EXPENSE									
CLEANING	4	.54	.57	.44	.62	.54	.57	.44	.62
REPAIR-MAINT	4	.49	.50	.36	.58	.49	.50	.36	.58
UTILITIES	4	.91	1.04	.27	1.79	.91	1.04	.27	1.79
RDS/GRNDS/SEC	4	.28	.29	.23	.37	.28	.29	.23	.37
ADMINISTRATIVE	4	.44	.51	.33	.62	.44	.51	.33	.62
TOTAL OPER EXP	4	2.66	2.81	1.99	3.62	2.66	2.81	1.99	3.62
FIXED EXPENSES	4	.89	.88	.85	.95	.89	.88	.85	.95
TOTAL OPER + FIX	4	3.55	3.69	2.84	4.57	3.55	3.69	2.84	4.57
LEASING EXP	1	.35	.35						
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.73	1.77	1.65	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3045	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	720	1
AVG % OFFICE OCCUPANCY	82.5	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	13.50	3
RENTABLE/GROSS SQFT	.00	0

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.57	4
PAYROLL		
CONTRACT	.56	4
SUP/MAT/MISC	.03	3
TRASH REMOVAL		
REPR/MAINT TOTAL	.50	4
PAYROLL		
ELEVATOR	.06	1
HVAC	.10	4
ELECTRICAL		
STRUCT/ROOF	.12	1
PLUMBING	.01	1
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.34	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.04	4
ELECTRICAL	1.40	3
GAS	.12	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.22	4
RDS/GNDS/SEC TOTAL	.29	4
RDS/GNDS TOTAL	.27	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.30	2
RDS/GNDS OTHER	.25	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.03	3
SEC PAYROLL		
SEC CONTRACTS	.03	3
SEC OTHER		
ADMIN TOTAL	.51	4
PAYROLL		
MGMT FEES	.51	4
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.88	4
REAL ESTATE TAX	.66	4
BUILDING INS	.27	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.35	1
ADV/PROMOTION	.10	1
COMM/FEES	.02	1
TENANT ALTS	.23	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.77	4
CLEANING	.56	4
REPAIR/MAINT	.50	4
RDS/GROUNDS	.27	4
SECURITY	.03	3
ADMINISTRATIVE	.51	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	175,861 SQ. FT.				166,021 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.70	13.45		
RETAIL AREA									
OTHER AREA	1	.77	.77						
TOTAL RENT	3	12.16	13.29						
MISCELLANEOUS									
TOTAL INCOME	3	12.16	13.29						
EXPENSE									
CLEANING	3	.32	.38			.34	.38		
REPAIR-MAINT	3	.66	.65			.70	.65		
UTILITIES	3	1.74	1.91			1.84	1.95		
RDS/GRNDS/SEC	3	.23	.22			.23	.22		
ADMINISTRATIVE	3	.66	.68			.66	.68		
TOTAL OPER EXP	3	3.61	3.65			3.83	3.65		
FIXED EXPENSES	3	.53	.62			.53	.62		
TOTAL OPER + FIX	3	4.14	4.26			4.36	4.26		
LEASING EXP									
TOTAL PAYROLL	1	.68	.68						
TOTAL CONTRACT	3	1.83	1.66						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6442	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	187	1
AVG % OFFICE OCCUPANCY	97.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.63	2
RENTABLE/GROSS SQFT	1.00	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.38	3
PAYROLL		
CONTRACT	.34	3
SUP/MAT/MISC	.05	2
TRASH REMOVAL		
REPR/MAINT TOTAL	.65	3
PAYROLL		
ELEVATOR	.03	3
HVAC	.17	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.42	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.91	3
ELECTRICAL	1.73	3
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.22	3
RDS/GNDS TOTAL	.21	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.03	3
SEC PAYROLL		
SEC CONTRACTS	.03	3
SEC OTHER		
ADMIN TOTAL	.68	3
PAYROLL		
MGMT FEES	.68	3
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.01	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.62	3
REAL ESTATE TAX	.45	3
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.66	3
CLEANING	.34	3
REPAIR/MAINT	.66	3
RDS/GROUNDS	.21	3
SECURITY	.03	3
ADMINISTRATIVE	.68	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Atlanta, GA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	28 BLDS	11,135,475 SQ. FT.				10,849,321 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	24					10.72	11.43	8.91	12.26
RETAIL AREA	14	15.77	15.86	1.21	18.37				
OTHER AREA	3	13.98	6.69						
TOTAL RENT	24	11.24	11.73	9.07	12.68				
MISCELLANEOUS	21	.40	.15	.05	.73				
TOTAL INCOME	26	12.14	11.92	10.12	13.56				
EXPENSE									
CLEANING	28	.72	.79	.65	.90	.73	.79	.65	.96
REPAIR-MAINT	26	.90	.85	.73	1.09	.93	.89	.73	1.12
UTILITIES	28	1.58	1.51	1.33	1.87	1.59	1.51	1.33	1.91
RDS/GRNDS/SEC	26	.42	.50	.27	.63	.42	.50	.27	.63
ADMINISTRATIVE	28	.91	.79	.50	1.17	.91	.79	.50	1.17
TOTAL OPER EXP	26	4.62	4.82	4.04	5.04	4.28	4.86	4.04	5.20
FIXED EXPENSES	24	1.64	1.67	1.42	1.89	1.64	1.67	1.42	1.89
TOTAL OPER+FIX	26	6.13	6.03	4.82	6.95	5.89	6.03	4.86	7.19
LEASING EXP	26	1.29	.61	.05	1.43				
TOTAL PAYROLL	25	.81	.78	.52	.99				
TOTAL CONTRACT	26	1.33	1.36	1.12	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9592	25
AVG SQFT/RETAIL TENANT	2343	14
AVG SQFT/OFFICE WORKER	301	20
AVG % OFFICE OCCUPANCY	92.4	28
AVG % RETAIL OCCUPANCY	89.0	15
AVG $ RATE YR-END RENT	16.95	21
RENTABLE/GROSS SQFT	.86	24

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.79	24
PAYROLL	.10	4
CONTRACT	.71	20
SUP/MAT/MISC	.08	20
TRASH REMOVAL	.04	22
REPR/MAINT TOTAL	.80	24
PAYROLL	.29	19
ELEVATOR	.18	24
HVAC	.10	24
ELECTRICAL	.04	22
STRUCT/ROOF	.02	14
PLUMBING	.01	21
FIRE/LIFE SFTY	.01	15
OTHER MAINT/SUP	.15	24

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.49	24
ELECTRICAL	1.32	24
GAS	.13	15
FUEL OIL	.01	12
PURCH STEAM	.24	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	24
RDS/GNDS/SEC TOTAL	.50	22
RDS/GNDS TOTAL	.06	22
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.05	17
RDS/GNDS OTHER	.02	11

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.42	22
SEC PAYROLL	.23	11
SEC CONTRACTS	.21	20
SEC OTHER	.02	14
ADMIN TOTAL	.79	23
PAYROLL	.27	22
MGMT FEES	.41	18
LEGAL FEES	.04	15
AUDIT FEES	.04	19
GEN OFC EXP	.07	22
OTHER ADM EXP	.06	20

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.67	22
REAL ESTATE TAX	1.49	21
BUILDING INS	.16	22
PERS PROP TAX	.00	8
OTHER TAX	.00	12
LEASING EXPENSES	.61	22
ADV/PROMOTION	.04	15
COMM/FEES	.31	16
TENANT ALTS	.37	16
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.78	21
CLEANING	.10	4
REPAIR/MAINT	.29	19
RDS/GROUNDS	-.02	2
SECURITY	.23	11
ADMINISTRATIVE	.27	20
TOTAL CONTRACTS	1.36	22
CLEANING	.71	20
REPAIR/MAINT	.20	17
RDS/GROUNDS	.05	19
SECURITY	.21	20
ADMINISTRATIVE	.24	19

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	2,055,830 SQ. FT.				2,041,091 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					10.14	11.53	8.07	13.00
RETAIL AREA	2	14.66	14.43						
OTHER AREA									
TOTAL RENT	7	10.27	11.53	8.14	13.00				
MISCELLANEOUS	4	.13	.07	.05	.20				
TOTAL INCOME	7	10.35	11.58	8.21	13.00				
EXPENSE									
CLEANING	9	.74	.79	.60	.98	.74	.79	.62	.98
REPAIR-MAINT	9	.89	.94	.63	1.13	.90	.94	.63	1.15
UTILITIES	9	1.64	1.51	1.36	2.23	1.64	1.51	1.36	2.23
RDS/GRNDS/SEC	9	.49	.54	.33	.64	.49	.54	.33	.64
ADMINISTRATIVE	9	.53	.54	.38	.73	.53	.54	.38	.73
TOTAL OPER EXP	9	4.29	4.36	3.63	5.11	4.30	4.36	3.71	5.11
FIXED EXPENSES	7	1.21	1.41	.86	1.68	1.21	1.41	.86	1.68
TOTAL OPER+FIX	9	5.24	5.10	4.36	6.37	5.50	5.16	4.36	6.37
LEASING EXP	7	.33	.06	.05	.69				
TOTAL PAYROLL	9	.66	.57	.45	.83				
TOTAL CONTRACT	9	1.32	1.58	.93	2.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18873	9
AVG SQFT/RETAIL TENANT	2617	1
AVG SQFT/OFFICE WORKER	298	8
AVG % OFFICE OCCUPANCY	90.6	9
AVG % RETAIL OCCUPANCY	90.7	2
AVG $ RATE YR-END RENT	14.25	4
RENTABLE/GROSS SQFT	.83	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.79	9
PAYROLL	.28	2
CONTRACT	.70	8
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.04	9
REPR/MAINT TOTAL	.94	9
PAYROLL	.34	9
ELEVATOR	.19	9
HVAC	.10	9
ELECTRICAL	.02	9
STRUCT/ROOF	.01	5
PLUMBING	.01	9
FIRE/LIFE SFTY	.00	7
OTHER MAINT/SUP	.15	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.51	9
ELECTRICAL	1.40	9
GAS	.05	4
FUEL OIL	.00	2
PURCH STEAM	.24	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	9
RDS/GNDS/SEC TOTAL	.54	9
RDS/GNDS TOTAL	.04	9
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.04	8
RDS/GNDS OTHER	.02	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.42	9
SEC PAYROLL	.09	3
SEC CONTRACTS	.45	8
SEC OTHER	.00	5
ADMIN TOTAL	.54	9
PAYROLL	.21	8
MGMT FEES	.41	5
LEGAL FEES	.03	2
AUDIT FEES	.03	7
GEN OFC EXP	.04	8
OTHER ADM EXP	.03	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.41	7
REAL ESTATE TAX	1.29	6
BUILDING INS	.13	7
PERS PROP TAX	.00	2
OTHER TAX	.02	3
LEASING EXPENSES	.06	7
ADV/PROMOTION	.01	3
COMM/FEES	.10	4
TENANT ALTS	.06	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.57	9
CLEANING	.28	2
REPAIR/MAINT	.34	9
RDS/GROUNDS	.02	1
SECURITY	.09	3
ADMINISTRATIVE	.21	8
TOTAL CONTRACTS	1.58	9
CLEANING	.70	8
REPAIR/MAINT	.32	7
RDS/GROUNDS	.04	8
SECURITY	.45	8
ADMINISTRATIVE	.15	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Atlanta, GA

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	4,331,207 SQ. FT.				4,082,554 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					11.01	10.95	8.36	13.05
RETAIL AREA	8	16.11	15.86	10.79	18.22				
OTHER AREA	3	13.98	6.69						
TOTAL RENT	10	11.57	11.53	8.48	14.25				
MISCELLANEOUS	10	.47	.21	.01	.98				
TOTAL INCOME	10	12.03	11.69	9.17	14.74				
EXPENSE									
CLEANING	10	.76	.82	.71	.90	.80	.85	.72	.97
REPAIR-MAINT	10	.89	.86	.77	1.04	.93	.90	.77	1.10
UTILITIES	10	1.40	1.48	1.26	1.57	1.41	1.48	1.26	1.58
RDS/GRNDS/SEC	10	.42	.49	.23	.55	.42	.49	.23	.55
ADMINISTRATIVE	10	1.08	1.17	.89	1.29	1.08	1.17	.89	1.29
TOTAL OPER EXP	10	4.55	4.93	4.07	5.04	4.73	5.13	4.13	5.29
FIXED EXPENSES	10	1.82	1.80	1.64	2.10	1.82	1.80	1.64	2.10
TOTAL OPER+FIX	10	6.37	6.80	5.88	7.06	6.55	7.05	5.94	7.49
LEASING EXP	10	2.90	1.58	.41	6.86				
TOTAL PAYROLL	10	.87	.88	.77	1.05				
TOTAL CONTRACT	10	1.37	1.31	1.13	1.72				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8250	9
AVG SQFT/RETAIL TENANT	2283	9
AVG SQFT/OFFICE WORKER	306	9
AVG % OFFICE OCCUPANCY	89.1	10
AVG % RETAIL OCCUPANCY	87.7	9
AVG $ RATE YR-END RENT	18.30	10
RENTABLE/GROSS SQFT	.90	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.82**	**10**
PAYROLL	.09	2
CONTRACT	.72	9
SUP/MAT/MISC	.08	10
TRASH REMOVAL	.04	10
REPR/MAINT TOTAL	**.86**	**10**
PAYROLL	.29	10
ELEVATOR	.17	10
HVAC	.10	10
ELECTRICAL	.04	10
STRUCT/ROOF	.02	8
PLUMBING	.01	9
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.19	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.48**	**10**
ELECTRICAL	1.16	10
GAS	.19	8
FUEL OIL	.01	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	10
RDS/GNDS/SEC TOTAL	**.49**	**10**
RDS/GNDS TOTAL	.06	10
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.06	8
RDS/GNDS OTHER	.02	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.41	10
SEC PAYROLL	.23	8
SEC CONTRACTS	.17	9
SEC OTHER	.03	9
ADMIN TOTAL	**1.17**	**10**
PAYROLL	.29	10
MGMT FEES	.35	9
LEGAL FEES	.05	9
AUDIT FEES	.05	8
GEN OFC EXP	.10	10
OTHER ADM EXP	.23	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.80**	**10**
REAL ESTATE TAX	1.57	10
BUILDING INS	.16	10
PERS PROP TAX	.00	6
OTHER TAX	.00	7
LEASING EXPENSES	**1.58**	**10**
ADV/PROMOTION	.17	10
COMM/FEES	.32	9
TENANT ALTS	1.22	9
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.88**	**10**
CLEANING	.09	2
REPAIR/MAINT	.29	10
RDS/GROUNDS	.02	1
SECURITY	.23	8
ADMINISTRATIVE	.29	10
TOTAL CONTRACTS	**1.31**	**10**
CLEANING	.72	9
REPAIR/MAINT	.19	9
RDS/GROUNDS	.06	8
SECURITY	.17	9
ADMINISTRATIVE	.20	10

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	91 BLDS	9,611,531 SQ. FT.				9,524,631 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	89					11.19	10.10	8.81	12.59
RETAIL AREA	28	16.87	16.87						
OTHER AREA	1	.84	.84						
TOTAL RENT	89	11.33	10.10	8.78	12.72				
MISCELLANEOUS	75	.15	.07	.01	.16				
TOTAL INCOME	89	11.46	10.13	8.81	12.79				
EXPENSE									
CLEANING	91	.65	.62	.58	.76	.66	.62	.59	.76
REPAIR-MAINT	91	.68	.70	.56	.87	.69	.71	.56	.87
UTILITIES	91	1.31	1.55	1.19	1.92	1.32	1.55	1.21	1.92
RDS/GRNDS/SEC	91	.37	.41	.28	.48	.37	.41	.28	.48
ADMINISTRATIVE	91	.68	.71	.58	.86	.68	.71	.58	.86
TOTAL OPER EXP	91	3.69	4.12	3.59	4.66	3.71	4.14	3.63	4.67
FIXED EXPENSES	91	1.32	1.08	.81	1.46	1.32	1.08	.81	1.46
TOTAL OPER+FIX	91	5.01	5.29	4.62	6.12	5.04	5.31	4.62	6.12
LEASING EXP	88	1.17	.38	.16	.80				
TOTAL PAYROLL	89	.55	.57	.44	.61				
TOTAL CONTRACT	91	1.26	1.32	1.08	1.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6669	90
AVG SQFT/RETAIL TENANT	2444	29
AVG SQFT/OFFICE WORKER	325	83
AVG % OFFICE OCCUPANCY	86.7	91
AVG % RETAIL OCCUPANCY	85.9	29
AVG $ RATE YR-END RENT	15.06	88
RENTABLE/GROSS SQFT	.95	70

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.61**	**83**
PAYROLL	.10	37
CONTRACT	.51	83
SUP/MAT/MISC	.07	82
TRASH REMOVAL	.03	58
REPR/MAINT TOTAL	**.68**	**83**
PAYROLL	.23	76
ELEVATOR	.06	77
HVAC	.11	83
ELECTRICAL	.04	80
STRUCT/ROOF	.02	49
PLUMBING	.00	73
FIRE/LIFE SFTY	.01	16
OTHER MAINT/SUP	.14	79

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.50**	**83**
ELECTRICAL	1.41	83
GAS	.08	14
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	83
RDS/GNDS/SEC TOTAL	**.42**	**83**
RDS/GNDS TOTAL	.30	82
RDS/GNDS PAYRL	.17	31
RDS/GNDS CONTR	.24	82
RDS/GNDS OTHER	.03	54

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.10	72
SEC PAYROLL	.06	1
SEC CONTRACTS	.09	72
SEC OTHER	.00	10
ADMIN TOTAL	**.68**	**83**
PAYROLL	.32	75
MGMT FEES	.45	70
LEGAL FEES	.12	28
AUDIT FEES	.03	44
GEN OFC EXP	.03	79
OTHER ADM EXP	.04	75

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.08**	**83**
REAL ESTATE TAX	.94	82
BUILDING INS	.09	81
PERS PROP TAX	.00	21
OTHER TAX	.03	6
LEASING EXPENSES	**.51**	**80**
ADV/PROMOTION	.04	48
COMM/FEES	.41	64
TENANT ALTS	.60	37
BUY-OUTS	.02	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.58**	**81**
CLEANING	.10	37
REPAIR/MAINT	.23	76
RDS/GROUNDS	.17	31
SECURITY	.06	1
ADMINISTRATIVE	.32	75
TOTAL CONTRACTS	**1.36**	**83**
CLEANING	.51	83
REPAIR/MAINT	.19	63
RDS/GROUNDS	.24	82
SECURITY	.09	72
ADMINISTRATIVE	.40	82

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Atlanta, GA

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	173,552 SQ. FT.				173,552 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					10.13	9.94	8.96	11.92
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	10.57	9.94	8.96	12.95				
MISCELLANEOUS	3	.04	.02						
TOTAL INCOME	5	10.59	10.00	8.96	12.97				
EXPENSE									
CLEANING	6	.61	.60	.50	.66	.61	.60	.50	.66
REPAIR-MAINT	6	.75	.74	.62	.99	.75	.74	.62	.99
UTILITIES	6	1.79	1.99	1.37	2.93	1.79	1.99	1.37	2.93
RDS/GRNDS/SEC	6	.59	.65	.42	1.05	.59	.65	.42	1.05
ADMINISTRATIVE	6	.74	.65	.55	.95	.74	.65	.55	.95
TOTAL OPER EXP	6	4.48	4.80	3.87	5.99	4.48	4.80	3.87	5.99
FIXED EXPENSES	6	1.25	1.05	.71	1.61	1.25	1.05	.71	1.61
TOTAL OPER+FIX	6	5.73	6.33	4.91	6.79	5.73	6.33	4.91	6.79
LEASING EXP	6	.63	.45	.11	.99				
TOTAL PAYROLL	4	.50	.51	.46	.62				
TOTAL CONTRACT	6	1.69	1.59	1.30	2.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4237	6
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	252	6
AVG % OFFICE OCCUPANCY	83.0	6
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	14.25	6
RENTABLE/GROSS SQFT	.95	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	6
PAYROLL		
CONTRACT	.49	6
SUP/MAT/MISC	.08	6
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.74	6
PAYROLL	.24	4
ELEVATOR	.06	4
HVAC	.14	6
ELECTRICAL	.05	6
STRUCT/ROOF	.46	1
PLUMBING	.01	6
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.32	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.99	6
ELECTRICAL	1.90	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	.65	6
RDS/GNDS TOTAL	.64	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.60	6
RDS/GNDS OTHER	.05	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	4
SEC PAYROLL		
SEC CONTRACTS	.05	4
SEC OTHER		
ADMIN TOTAL	.65	6
PAYROLL	.33	4
MGMT FEES	.40	3
LEGAL FEES	.16	4
AUDIT FEES		
GEN OFC EXP	.02	4
OTHER ADM EXP	.04	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.05	6
REAL ESTATE TAX	.91	6
BUILDING INS	.12	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.45	6
ADV/PROMOTION	.04	6
COMM/FEES	.16	3
TENANT ALTS	.30	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.51	4
CLEANING		
REPAIR/MAINT	.24	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.33	4
TOTAL CONTRACTS	1.59	6
CLEANING	.49	6
REPAIR/MAINT	.13	2
RDS/GROUNDS	.60	6
SECURITY	.05	4
ADMINISTRATIVE	.39	6

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	883,447 SQ. FT.				880,979 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					10.45	9.78	7.85	12.19
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	10.43	9.52	7.86	12.19				
MISCELLANEOUS	8	.21	.13	.05	.29				
TOTAL INCOME	11	10.57	9.65	7.91	12.48				
EXPENSE									
CLEANING	11	.67	.61	.59	.77	.68	.61	.60	.77
REPAIR-MAINT	11	.77	.72	.65	.98	.77	.72	.65	.98
UTILITIES	11	1.67	1.69	1.26	2.04	1.67	1.69	1.26	2.09
RDS/GRNDS/SEC	11	.37	.40	.24	.43	.37	.40	.24	.43
ADMINISTRATIVE	11	.91	.81	.70	1.14	.91	.81	.70	1.14
TOTAL OPER EXP	11	4.38	4.50	3.96	5.08	4.39	4.63	3.96	5.08
FIXED EXPENSES	11	1.02	.99	.84	1.08	1.02	.99	.84	1.08
TOTAL OPER+FIX	11	5.40	5.66	4.61	6.12	5.42	5.66	4.61	6.12
LEASING EXP	10	.48	.39	.15	.80				
TOTAL PAYROLL	11	.52	.55	.53	.59				
TOTAL CONTRACT	11	1.37	1.20	1.06	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5000	11
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	247	9
AVG % OFFICE OCCUPANCY	84.0	11
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	14.36	11
RENTABLE/GROSS SQFT	.95	11

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.61	8
PAYROLL	.06	1
CONTRACT	.55	8
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.70	8
PAYROLL	.22	6
ELEVATOR	.06	8
HVAC	.14	8
ELECTRICAL	.03	6
STRUCT/ROOF	.01	2
PLUMBING	.00	5
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.22	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.66	8
ELECTRICAL	1.52	8
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	8
RDS/GNDS/SEC TOTAL	.41	8
RDS/GNDS TOTAL	.30	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.24	7
RDS/GNDS OTHER	.04	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.11	5
SEC PAYROLL		
SEC CONTRACTS	.06	5
SEC OTHER	.11	1
ADMIN TOTAL	.88	8
PAYROLL	.37	8
MGMT FEES	.61	5
LEGAL FEES	.04	7
AUDIT FEES	.07	1
GEN OFC EXP	.03	7
OTHER ADM EXP	.03	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.92	8
REAL ESTATE TAX	.79	7
BUILDING INS	.09	7
PERS PROP TAX	.98	1
OTHER TAX	.06	2
LEASING EXPENSES	.47	7
ADV/PROMOTION	.04	6
COMM/FEES	.17	3
TENANT ALTS	1.02	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.58	8
CLEANING	.08	1
REPAIR/MAINT	.22	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	8
TOTAL CONTRACTS	1.40	8
CLEANING	.55	8
REPAIR/MAINT	.20	3
RDS/GROUNDS	.24	7
SECURITY	.08	5
ADMINISTRATIVE	.47	8

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

Atlanta, GA

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS		3,988,173 SQ. FT.			3,877,739 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					12.16	11.77	8.94	14.50
RETAIL AREA									
OTHER AREA	1	.84	.84						
TOTAL RENT	21	12.33	11.79	8.85	15.05				
MISCELLANEOUS	18	.08	.06	.01	.12				
TOTAL INCOME	21	12.40	11.85	8.88	15.08				
EXPENSE									
CLEANING	22	.70	.69	.59	.81	.70	.69	.60	.81
REPAIR-MAINT	22	.68	.71	.55	.86	.68	.71	.55	.86
UTILITIES	22	1.46	1.41	1.19	1.79	1.47	1.41	1.21	1.79
RDS/GRNDS/SEC	22	.41	.44	.36	.47	.41	.44	.36	.47
ADMINISTRATIVE	22	.69	.69	.56	.89	.69	.69	.56	.89
TOTAL OPER EXP	22	3.93	4.02	3.59	4.26	3.95	4.06	3.63	4.26
FIXED EXPENSES	22	1.30	1.21	.88	1.46	1.30	1.21	.88	1.46
TOTAL OPER+FIX	22	5.24	5.33	4.47	5.86	5.25	5.33	4.47	5.92
LEASING EXP	22	1.03	.34	.04	1.25				
TOTAL PAYROLL	22	.52	.58	.43	.61				
TOTAL CONTRACT	22	1.39	1.32	1.11	1.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9309	21
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	275	16
AVG % OFFICE OCCUPANCY	89.9	22
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.12	19
RENTABLE/GROSS SQFT	.93	21

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.63	17
PAYROLL	.09	4
CONTRACT	.54	17
SUP/MAT/MISC	.06	17
TRASH REMOVAL	.04	11
REPR/MAINT TOTAL	.64	17
PAYROLL	.23	16
ELEVATOR	.07	17
HVAC	.09	17
ELECTRICAL	.04	16
STRUCT/ROOF	.01	5
PLUMBING	.00	16
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.14	17

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.33	17
ELECTRICAL	1.25	17
GAS	.10	1
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	17
RDS/GNDS/SEC TOTAL	.44	17
RDS/GNDS TOTAL	.27	17
RDS/GNDS PAYRL	.23	1
RDS/GNDS CONTR	.14	17
RDS/GNDS OTHER	.02	12

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.13	11
SEC PAYROLL	.06	1
SEC CONTRACTS	.11	11
SEC OTHER	.00	5
ADMIN TOTAL	.62	17
PAYROLL	.26	16
MGMT FEES	.44	10
LEGAL FEES	.12	12
AUDIT FEES	.01	6
GEN OFC EXP	.02	17
OTHER ADM EXP	.04	15

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.23	17
REAL ESTATE TAX	1.11	17
BUILDING INS	.09	16
PERS PROP TAX	.01	3
OTHER TAX	.01	2
LEASING EXPENSES	.35	17
ADV/PROMOTION	.03	16
COMM/FEES	.49	9
TENANT ALTS	.59	10
BUY-OUTS	.02	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.58	17
CLEANING	.09	4
REPAIR/MAINT	.23	16
RDS/GROUNDS	.23	1
SECURITY	.06	1
ADMINISTRATIVE	.26	16
TOTAL CONTRACTS	1.28	17
CLEANING	.54	17
REPAIR/MAINT	.16	10
RDS/GROUNDS	.14	17
SECURITY	.11	11
ADMINISTRATIVE	.40	16

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Austin, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS		2,249,181 SQ. FT.			2,243,547 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.24	14.36	12.56	20.24
RETAIL AREA	1	17.19	17.19						
OTHER AREA	1	8.67	8.67						
TOTAL RENT	4	16.09	15.58	13.45	20.83				
MISCELLANEOUS	3	.64	.48						
TOTAL INCOME	6	9.14	13.95	4.07	21.13				
EXPENSE									
CLEANING	5	.55	.56	.46	.73	.55	.56	.46	.73
REPAIR-MAINT	5	.69	.80	.49	1.09	.69	.80	.49	1.10
UTILITIES	5	1.67	1.84	1.19	2.28	1.67	1.84	1.19	2.29
RDS/GRNDS/SEC	4	.44	.52	.28	.56	.44	.52	.28	.56
ADMINISTRATIVE	6	1.02	1.09	.68	1.24	1.02	1.09	.68	1.24
TOTAL OPER EXP	5	4.14	4.45	3.76	5.17	3.25	4.45	3.76	5.23
FIXED EXPENSES	6	1.71	1.84	1.29	2.46	1.71	1.84	1.29	2.46
TOTAL OPER+FIX	5	6.04	6.33	5.39	7.57	4.95	6.33	5.39	7.62
LEASING EXP	6	.27	.26	.05	.69				
TOTAL PAYROLL	4	.55	.61	.49	.76				
TOTAL CONTRACT	4	1.68	1.60	1.49	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9127	4
AVG SQFT/RETAIL TENANT	1410	1
AVG SQFT/OFFICE WORKER	251	2
AVG % OFFICE OCCUPANCY	58.7	6
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	13.02	3
RENTABLE/GROSS SQFT	.93	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.55	6
PAYROLL	.09	1
CONTRACT	.55	4
SUP/MAT/MISC	.02	4
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.80	6
PAYROLL	.30	3
ELEVATOR	.20	6
HVAC	.11	6
ELECTRICAL	.04	4
STRUCT/ROOF	.06	2
PLUMBING	.02	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.28	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.59	6
ELECTRICAL	1.40	6
GAS	.07	3
FUEL OIL	.00	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	6
RDS/GNDS/SEC TOTAL	.52	4
RDS/GNDS TOTAL	.10	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	4
RDS/GNDS OTHER	.05	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.33	4
SEC PAYROLL		
SEC CONTRACTS	.33	4
SEC OTHER		
ADMIN TOTAL	1.09	6
PAYROLL	.42	6
MGMT FEES	.38	5
LEGAL FEES	.07	2
AUDIT FEES	.01	4
GEN OFC EXP	.14	5
OTHER ADM EXP	.01	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.84	6
REAL ESTATE TAX	1.65	6
BUILDING INS	.20	6
PERS PROP TAX	.00	1
OTHER TAX	.00	2
LEASING EXPENSES	.26	6
ADV/PROMOTION	.26	4
COMM/FEES	.16	4
TENANT ALTS	.02	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.61	4
CLEANING	.09	1
REPAIR/MAINT	.30	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	4
TOTAL CONTRACTS	1.60	4
CLEANING	.55	4
REPAIR/MAINT	.39	4
RDS/GROUNDS	.07	4
SECURITY	.33	4
ADMINISTRATIVE	.41	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Austin, TX

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	550,434 SQ. FT.				544,800 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					17.24	15.88		
RETAIL AREA	1	17.19	17.19						
OTHER AREA	1	8.67	8.67						
TOTAL RENT	3	17.43	17.05						
MISCELLANEOUS	3	.64	.48						
TOTAL INCOME	3	18.07	17.18						
EXPENSE									
CLEANING	3	.66	.56			.66	.56		
REPAIR-MAINT	3	1.02	1.01			1.03	1.01		
UTILITIES	3	1.77	1.84			1.78	1.84		
RDS/GRNDS/SEC	3	.41	.55			.41	.55		
ADMINISTRATIVE	3	1.17	1.09			1.17	1.09		
TOTAL OPER EXP	3	5.03	4.45			5.07	4.45		
FIXED EXPENSES	3	1.88	1.85			1.88	1.85		
TOTAL OPER+FIX	3	6.91	6.33			6.95	6.33		
LEASING EXP	3	.28	.07						
TOTAL PAYROLL	3	.67	.63						
TOTAL CONTRACT	3	1.80	1.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10915	3
AVG SQFT/RETAIL TENANT	1410	1
AVG SQFT/OFFICE WORKER	251	2
AVG % OFFICE OCCUPANCY	90.2	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	13.02	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.56	3
PAYROLL	.09	1
CONTRACT	.50	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	1.01	3
PAYROLL	.30	3
ELEVATOR	.22	3
HVAC	.12	3
ELECTRICAL	.03	3
STRUCT/ROOF	.03	1
PLUMBING	.02	3
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.19	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.84	3
ELECTRICAL	1.72	3
GAS	.06	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	3
RDS/GNDS/SEC TOTAL	.55	3
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.05	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.44	3
SEC PAYROLL		
SEC CONTRACTS	.44	3
SEC OTHER		
ADMIN TOTAL	1.09	3
PAYROLL	.34	3
MGMT FEES	.39	3
LEGAL FEES		
AUDIT FEES	.04	2
GEN OFC EXP	.14	3
OTHER ADM EXP	.06	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.85	3
REAL ESTATE TAX	1.67	3
BUILDING INS	.23	3
PERS PROP TAX	.00	1
OTHER TAX		
LEASING EXPENSES	.07	3
ADV/PROMOTION	.26	2
COMM/FEES	.04	3
TENANT ALTS	.02	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.63	3
CLEANING	.09	1
REPAIR/MAINT	.30	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.34	3
TOTAL CONTRACTS	1.69	3
CLEANING	.50	3
REPAIR/MAINT	.38	3
RDS/GROUNDS	.06	3
SECURITY	.44	3
ADMINISTRATIVE	.41	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,065,312 SQ. FT.				1,065,312 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					9.05	8.89	6.55	11.61
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	9.14	9.29	6.55	11.61				
MISCELLANEOUS	10	.73	.15	.05	1.27				
TOTAL INCOME	15	9.68	9.63	7.19	13.16				
EXPENSE									
CLEANING	15	.49	.53	.45	.62	.49	.53	.45	.62
REPAIR-MAINT	15	.45	.39	.33	.62	.45	.39	.33	.62
UTILITIES	15	1.20	1.41	.94	1.76	1.20	1.41	.94	1.76
RDS/GRNDS/SEC	15	.19	.20	.10	.24	.19	.20	.10	.24
ADMINISTRATIVE	15	.92	.79	.68	1.10	.92	.79	.68	1.10
TOTAL OPER EXP	15	3.25	3.44	2.83	3.65	3.25	3.44	2.83	3.65
FIXED EXPENSES	15	1.13	1.30	1.01	1.52	1.13	1.30	1.01	1.52
TOTAL OPER+FIX	15	4.38	4.98	3.91	5.13	4.38	4.98	3.91	5.13
LEASING EXP	15	.75	.82	.18	1.31				
TOTAL PAYROLL	15	.53	.51	.26	.78				
TOTAL CONTRACT	15	1.08	1.21	.93	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3461	11
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	113	9
AVG % OFFICE OCCUPANCY	71.0	11
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	10.23	13
RENTABLE/GROSS SQFT	.96	13

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.53	15
PAYROLL	.09	1
CONTRACT	.44	15
SUP/MAT/MISC	.07	14
TRASH REMOVAL	.02	15
REPR/MAINT TOTAL	.39	15
PAYROLL	.18	13
ELEVATOR	.06	14
HVAC	.09	15
ELECTRICAL	.03	11
STRUCT/ROOF	.04	7
PLUMBING	.00	14
FIRE/LIFE SFTY	.00	7
OTHER MAINT/SUP	.06	15

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.41	15
ELECTRICAL	1.23	15
GAS	.13	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	15
RDS/GNDS/SEC TOTAL	.20	15
RDS/GNDS TOTAL	.15	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	14
RDS/GNDS OTHER	.02	11

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	12
SEC PAYROLL		
SEC CONTRACTS	.04	12
SEC OTHER	.00	3
ADMIN TOTAL	.79	15
PAYROLL	.43	12
MGMT FEES	.38	15
LEGAL FEES	.03	14
AUDIT FEES	.01	10
GEN OFC EXP	.07	13
OTHER ADM EXP	.05	11

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.30	15
REAL ESTATE TAX	1.12	15
BUILDING INS	.17	15
PERS PROP TAX	.00	5
OTHER TAX		
LEASING EXPENSES	.82	15
ADV/PROMOTION	.02	14
COMM/FEES	.13	14
TENANT ALTS	.35	15
BUY-OUTS	.01	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.51	15
CLEANING	.09	1
REPAIR/MAINT	.18	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.43	12
TOTAL CONTRACTS	1.21	15
CLEANING	.44	15
REPAIR/MAINT	.07	14
RDS/GROUNDS	.13	14
SECURITY	.04	12
ADMINISTRATIVE	.40	15

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Austin, TX

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	364,145 SQ. FT.				364,145 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					10.35	9.15	7.26	12.52
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	10.35	9.15	7.26	12.52				
MISCELLANEOUS	4	.89	.70	.11	1.86				
TOTAL INCOME	5	11.00	9.86	7.95	13.43				
EXPENSE									
CLEANING	5	.54	.57	.45	.63	.54	.57	.45	.63
REPAIR-MAINT	5	.61	.40	.33	.84	.61	.40	.33	.84
UTILITIES	5	1.57	1.42	1.33	1.84	1.57	1.42	1.33	1.84
RDS/GRNDS/SEC	5	.18	.21	.07	.27	.18	.21	.07	.27
ADMINISTRATIVE	5	1.05	.81	.68	1.39	1.05	.81	.68	1.39
TOTAL OPER EXP	5	3.94	3.59	3.29	4.46	3.94	3.59	3.29	4.46
FIXED EXPENSES	5	1.40	1.40	1.15	1.68	1.40	1.40	1.15	1.68
TOTAL OPER+FIX	5	5.34	5.09	4.80	5.72	5.34	5.09	4.80	5.72
LEASING EXP	5	.75	.40	.18	1.30				
TOTAL PAYROLL	5	.60	.65	.32	.80				
TOTAL CONTRACT	5	1.31	1.21	1.08	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2651	5
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	243	5
AVG % OFFICE OCCUPANCY	72.8	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	10.56	5
RENTABLE/GROSS SQFT	.94	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.57	5
PAYROLL	.09	1
CONTRACT	.43	5
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.40	5
PAYROLL	.15	5
ELEVATOR	.05	5
HVAC	.09	5
ELECTRICAL	.05	5
STRUCT/ROOF	.01	1
PLUMBING	.00	5
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SUP	.04	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.42	5
ELECTRICAL	1.35	5
GAS	.13	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.21	5
RDS/GNDS TOTAL	.16	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	4
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	5
SEC PAYROLL		
SEC CONTRACTS	.05	5
SEC OTHER	.01	1
ADMIN TOTAL	.81	5
PAYROLL	.48	4
MGMT FEES	.49	5
LEGAL FEES	.04	4
AUDIT FEES	.00	3
GEN OFC EXP	.06	3
OTHER ADM EXP	.07	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.40	5
REAL ESTATE TAX	1.29	5
BUILDING INS	.18	5
PERS PROP TAX	.00	3
OTHER TAX		
LEASING EXPENSES	.40	5
ADV/PROMOTION	.02	4
COMM/FEES	.02	4
TENANT ALTS	.37	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.65	5
CLEANING	.09	1
REPAIR/MAINT	.15	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.48	4
TOTAL CONTRACTS	1.21	5
CLEANING	.43	5
REPAIR/MAINT	.18	4
RDS/GROUNDS	.15	4
SECURITY	.05	5
ADMINISTRATIVE	.53	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Baltimore, MD

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	24 BLDS	4,531,131 SQ. FT.				4,318,317 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	20					16.65	14.93	13.23	17.76
RETAIL AREA	12	12.15	13.62	8.93	17.11				
OTHER AREA	1	.65	.65						
TOTAL RENT	20	16.51	14.66	13.22	17.73				
MISCELLANEOUS	10	.45	.21	.02	.58				
TOTAL INCOME	20	16.79	14.66	13.22	18.27				
EXPENSE									
CLEANING	24	1.21	1.02	.85	1.25	1.22	1.08	.86	1.25
REPAIR-MAINT	24	1.48	1.37	.88	2.23	1.49	1.39	.95	2.18
UTILITIES	24	2.35	2.35	1.73	2.84	2.32	2.35	1.76	2.89
RDS/GRNDS/SEC	21	.66	.52	.38	1.12	.66	.52	.38	1.12
ADMINISTRATIVE	24	.78	.65	.44	.98	.78	.65	.44	.98
TOTAL OPER EXP	24	6.41	6.01	5.20	8.16	6.47	6.19	5.34	8.16
FIXED EXPENSES	20	1.61	1.70	1.02	2.20	1.61	1.70	1.02	2.20
TOTAL OPER+FIX	24	7.83	8.08	6.17	8.59	7.91	8.21	6.31	8.75
LEASING EXP	14	.33	.14	.05	.56				
TOTAL PAYROLL	23	1.88	1.67	1.11	2.28				
TOTAL CONTRACT	23	1.66	1.39	.80	2.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15053	20
AVG SQFT/RETAIL TENANT	2922	13
AVG SQFT/OFFICE WORKER	185	23
AVG % OFFICE OCCUPANCY	97.4	24
AVG % RETAIL OCCUPANCY	82.3	14
AVG $ RATE YR-END RENT	17.18	21
RENTABLE/GROSS SQFT	.33	23

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.04	23
PAYROLL	.50	18
CONTRACT	.70	22
SUP/MAT/MISC	.12	23
TRASH REMOVAL	.06	17
REPR/MAINT TOTAL	1.47	23
PAYROLL	.68	21
ELEVATOR	.19	22
HVAC	.21	22
ELECTRICAL	.07	21
STRUCT/ROOF	.02	7
PLUMBING	.01	21
FIRE/LIFE SFTY	.03	15
OTHER MAINT/SUP	.27	23

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.40	23
ELECTRICAL	1.79	23
GAS	.02	6
FUEL OIL	.09	2
PURCH STEAM	.44	16
PURCH CH WTR		
COAL		
WATER/SEWER	.07	22
RDS/GNDS/SEC TOTAL	.53	20
RDS/GNDS TOTAL	.06	11
RDS/GNDS PAYRL	.09	6
RDS/GNDS CONTR	.04	10
RDS/GNDS OTHER	.01	8

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.51	20
SEC PAYROLL	.42	15
SEC CONTRACTS	.05	17
SEC OTHER	.04	14
ADMIN TOTAL	.87	23
PAYROLL	.26	16
MGMT FEES	.43	16
LEGAL FEES	.02	9
AUDIT FEES	.05	9
GEN OFC EXP	.04	19
OTHER ADM EXP	.02	16

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.85	19
REAL ESTATE TAX	1.66	18
BUILDING INS	.15	18
PERS PROP TAX	.02	4
OTHER TAX	.01	5
LEASING EXPENSES	.27	12
ADV/PROMOTION	.03	3
COMM/FEES	.16	7
TENANT ALTS	.14	9
BUY-OUTS	.09	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.69	22
CLEANING	.50	18
REPAIR/MAINT	.68	21
RDS/GROUNDS	.09	6
SECURITY	.42	15
ADMINISTRATIVE	.26	16
TOTAL CONTRACTS	1.39	23
CLEANING	.70	22
REPAIR/MAINT	.38	21
RDS/GROUNDS	.04	10
SECURITY	.05	17
ADMINISTRATIVE	.55	15

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Baltimore, MD

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	104,387 SQ. FT.				100,787 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					18.18	17.73		
RETAIL AREA	1	10.67	10.67						
OTHER AREA									
TOTAL RENT	3	17.73	17.73						
MISCELLANEOUS	2	.22	.24						
TOTAL INCOME	3	17.92	18.18						
EXPENSE									
CLEANING	3	1.14	1.11			1.18	1.14		
REPAIR-MAINT	3	1.88	2.58			1.91	2.59		
UTILITIES	3	2.01	1.47			2.08	1.88		
RDS/GRNDS/SEC	2	1.75	1.66			1.75	1.66		
ADMINISTRATIVE	3	.77	.75			.77	.75		
TOTAL OPER EXP	3	7.27	5.92			7.50	7.15		
FIXED EXPENSES	3	1.66	1.59			1.66	1.59		
TOTAL OPER + FIX	3	8.93	6.94			9.16	8.18		
LEASING EXP	1	.03	.03						
TOTAL PAYROLL	3	2.54	1.25						
TOTAL CONTRACT	3	1.45	1.36						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3506	3
AVG SQFT/RETAIL TENANT	1800	1
AVG SQFT/OFFICE WORKER	200	3
AVG % OFFICE OCCUPANCY	97.4	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	14.23	3
RENTABLE/GROSS SQFT	.94	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.11**	**3**
PAYROLL	1.03	1
CONTRACT	.73	3
SUP/MAT/MISC	.12	3
TRASH REMOVAL	.09	2
REPR/MAINT TOTAL	**2.58**	**3**
PAYROLL	1.12	2
ELEVATOR	.22	3
HVAC	.31	3
ELECTRICAL	.08	2
STRUCT/ROOF	.42	1
PLUMBING	.05	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.35	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.47**	**3**
ELECTRICAL	1.10	3
GAS	.02	1
FUEL OIL		
PURCH STEAM	.63	2
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	**1.66**	**2**
RDS/GNDS TOTAL	.79	2
RDS/GNDS PAYRL	1.36	1
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER	.05	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.87	2
SEC PAYROLL	.81	2
SEC CONTRACTS	.04	2
SEC OTHER	.02	2
ADMIN TOTAL	**.75**	**3**
PAYROLL	.25	1
MGMT FEES	.55	3
LEGAL FEES	.03	2
AUDIT FEES	.05	2
GEN OFC EXP	.11	2
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.59**	**3**
REAL ESTATE TAX	1.51	3
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.03**	**1**
ADV/PROMOTION	.03	1
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.25**	**3**
CLEANING	1.03	1
REPAIR/MAINT	1.12	2
RDS/GROUNDS	1.36	1
SECURITY	.81	2
ADMINISTRATIVE	.25	1
TOTAL CONTRACTS	**1.36**	**3**
CLEANING	.73	3
REPAIR/MAINT	.24	2
RDS/GROUNDS	.06	2
SECURITY	.04	2
ADMINISTRATIVE	.66	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	172,790 SQ. FT.				167,159 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.05	9.94		
RETAIL AREA	1	8.04	8.04						
OTHER AREA									
TOTAL RENT	3	11.15	10.50						
MISCELLANEOUS	1	.01	.01						
TOTAL INCOME	3	11.15	10.50						
EXPENSE									
CLEANING	3	1.16	.81			1.17	.81		
REPAIR-MAINT	3	1.10	.95			1.14	1.02		
UTILITIES	3	2.20	1.96			2.27	2.09		
RDS/GRNDS/SEC	3	.63	.24			.63	.24		
ADMINISTRATIVE	3	.63	.48			.63	.48		
TOTAL OPER EXP	3	5.71	4.95			5.88	5.24		
FIXED EXPENSES	2	1.01	1.01			1.01	1.01		
TOTAL OPER + FIX	3	6.40	6.06			5.72	6.35		
LEASING EXP	2	.39	.40						
TOTAL PAYROLL	3	.97	.61						
TOTAL CONTRACT	3	1.66	1.79						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4983	3
AVG SQFT/RETAIL TENANT	2816	2
AVG SQFT/OFFICE WORKER	162	3
AVG % OFFICE OCCUPANCY	98.4	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.43	3
RENTABLE/GROSS SQFT	.02	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.81**	**3**
PAYROLL	.12	1
CONTRACT	.71	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**.95**	**3**
PAYROLL	.45	3
ELEVATOR	.05	3
HVAC	.06	3
ELECTRICAL	.07	3
STRUCT/ROOF	.01	2
PLUMBING	.00	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.27	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.96**	**3**
ELECTRICAL	1.64	3
GAS		
FUEL OIL		
PURCH STEAM	.25	2
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	**.24**	**3**
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	3
SEC PAYROLL	.51	2
SEC CONTRACTS	.24	3
SEC OTHER	.07	1
ADMIN TOTAL	**.48**	**3**
PAYROLL	.26	1
MGMT FEES	.39	3
LEGAL FEES	.27	1
AUDIT FEES	.06	2
GEN OFC EXP	.04	3
OTHER ADM EXP	.03	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.01**	**2**
REAL ESTATE TAX	.82	2
BUILDING INS	.18	2
PERS PROP TAX	.01	1
OTHER TAX		
LEASING EXPENSES	**.40**	**2**
ADV/PROMOTION		
COMM/FEES	.71	1
TENANT ALTS	.05	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.61**	**3**
CLEANING	.12	1
REPAIR/MAINT	.45	3
RDS/GROUNDS		
SECURITY	.51	2
ADMINISTRATIVE	.26	1
TOTAL CONTRACTS	**1.79**	**3**
CLEANING	.71	3
REPAIR/MAINT	.21	2
RDS/GROUNDS		
SECURITY	.24	3
ADMINISTRATIVE	.44	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Baltimore, MD

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	2,010,545 SQ. FT.				1,926,891 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					15.32	14.93	13.50	16.94
RETAIL AREA	8	14.20	14.65	9.51	19.22				
OTHER AREA	1	.65	.65						
TOTAL RENT	9	15.30	14.66	13.70	16.69				
MISCELLANEOUS	4	.15	.10	.02	.21				
TOTAL INCOME	9	15.36	14.66	13.70	16.82				
EXPENSE									
CLEANING	10	1.04	.96	.85	1.18	1.00	.98	.86	1.12
REPAIR-MAINT	10	1.54	1.34	.98	2.18	1.48	1.37	1.00	2.12
UTILITIES	10	2.51	2.55	2.04	2.95	2.38	2.56	1.54	2.95
RDS/GRNDS/SEC	8	.64	.44	.38	1.10	.64	.44	.38	1.10
ADMINISTRATIVE	10	.82	.55	.42	.77	.82	.55	.42	.77
TOTAL OPER EXP	10	6.40	5.90	5.52	6.74	6.22	6.03	5.62	6.80
FIXED EXPENSES	9	1.80	2.01	1.41	2.21	1.80	2.01	1.41	2.21
TOTAL OPER+FIX	10	8.09	7.93	6.62	8.58	8.07	8.07	6.65	8.73
LEASING EXP	8	.29	.14	.09	.48				
TOTAL PAYROLL	10	1.87	1.69	1.20	2.28				
TOTAL CONTRACT	10	1.31	1.10	.48	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13631	8
AVG SQFT/RETAIL TENANT	2147	7
AVG SQFT/OFFICE WORKER	178	9
AVG % OFFICE OCCUPANCY	98.7	10
AVG % RETAIL OCCUPANCY	100.0	8
AVG $ RATE YR-END RENT	17.83	9
RENTABLE/GROSS SQFT	.92	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.96	10
PAYROLL	.65	10
CONTRACT	.62	9
SUP/MAT/MISC	.11	10
TRASH REMOVAL	.08	7
REPR/MAINT TOTAL	1.34	10
PAYROLL	.64	10
ELEVATOR	.21	9
HVAC	.21	9
ELECTRICAL	.05	10
STRUCT/ROOF	.01	2
PLUMBING	.01	9
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.18	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.55	10
ELECTRICAL	1.78	10
GAS	.01	2
FUEL OIL		
PURCH STEAM	.43	8
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	.44	8
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL	.06	1
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.01	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.40	8
SEC PAYROLL	.38	7
SEC CONTRACTS	.31	5
SEC OTHER	.02	4
ADMIN TOTAL	.55	10
PAYROLL	.26	10
MGMT FEES	.39	6
LEGAL FEES	.01	4
AUDIT FEES	.03	3
GEN OFC EXP	.04	9
OTHER ADM EXP	.02	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.01	9
REAL ESTATE TAX	1.88	8
BUILDING INS	.11	9
PERS PROP TAX	.00	1
OTHER TAX	.08	3
LEASING EXPENSES	.27	6
ADV/PROMOTION	.03	2
COMM/FEES	.18	4
TENANT ALTS	.17	4
BUY-OUTS	.09	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.69	10
CLEANING	.65	10
REPAIR/MAINT	.64	10
RDS/GROUNDS	.06	1
SECURITY	.38	7
ADMINISTRATIVE	.26	10
TOTAL CONTRACTS	1.10	10
CLEANING	.62	9
REPAIR/MAINT	.41	10
RDS/GROUNDS	.02	2
SECURITY	.31	5
ADMINISTRATIVE	.49	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,802,957 SQ. FT.				1,683,028 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					19.87	19.99		
RETAIL AREA	2	10.53	13.21						
OTHER AREA									
TOTAL RENT	3	19.43	18.24						
MISCELLANEOUS	3	.65	.62						
TOTAL INCOME	3	20.08	19.01						
EXPENSE									
CLEANING	4	1.19	1.00	.83	1.46	1.27	1.12	.87	1.57
REPAIR-MAINT	4	1.31	1.03	.77	1.76	1.40	1.13	.88	1.77
UTILITIES	4	2.34	2.34	1.80	2.78	2.38	2.34	1.86	2.78
RDS/GRNDS/SEC	4	.48	.53	.35	.60	.48	.53	.35	.60
ADMINISTRATIVE	4	.65	.58	.17	1.18	.65	.58	.17	1.18
TOTAL OPER EXP	4	5.96	6.08	4.59	7.11	6.27	6.52	4.77	7.49
FIXED EXPENSES	4	1.42	1.49	.59	2.38	1.42	1.49	.59	2.38
TOTAL OPER+FIX	4	7.39	8.44	6.08	8.59	7.69	8.46	6.26	8.98
LEASING EXP	3	.37	.53						
TOTAL PAYROLL	3	1.46	1.40						
TOTAL CONTRACT	3	1.85	2.19						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	29076	4
AVG SQFT/RETAIL TENANT	4191	3
AVG SQFT/OFFICE WORKER	185	4
AVG % OFFICE OCCUPANCY	95.0	4
AVG % RETAIL OCCUPANCY	69.9	3
AVG $ RATE YR-END RENT	21.88	4
RENTABLE/GROSS SQFT	.90	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.04	3
PAYROLL	.25	2
CONTRACT	.86	3
SUP/MAT/MISC	.13	3
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	1.28	3
PAYROLL	.51	2
ELEVATOR	.15	3
HVAC	.16	3
ELECTRICAL	.07	2
STRUCT/ROOF	.07	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.39	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.40	3
ELECTRICAL	2.20	3
GAS	.17	1
FUEL OIL		
PURCH STEAM	.45	2
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	.54	3
RDS/GNDS TOTAL	.08	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	2
RDS/GNDS OTHER	.01	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.54	3
SEC PAYROLL	.46	2
SEC CONTRACTS	.05	3
SEC OTHER	.04	3
ADMIN TOTAL	.98	3
PAYROLL	.43	2
MGMT FEES	.55	2
LEGAL FEES	.02	2
AUDIT FEES	.02	2
GEN OFC EXP	.20	3
OTHER ADM EXP	.02	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.28	3
REAL ESTATE TAX	2.09	3
BUILDING INS	.17	2
PERS PROP TAX	.04	2
OTHER TAX	.01	2
LEASING EXPENSES	.53	3
ADV/PROMOTION		
COMM/FEES	.09	2
TENANT ALTS	.42	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.65	2
CLEANING	.25	2
REPAIR/MAINT	.51	2
RDS/GROUNDS		
SECURITY	.46	2
ADMINISTRATIVE	.43	2
TOTAL CONTRACTS	2.19	3
CLEANING	.86	3
REPAIR/MAINT	.32	3
RDS/GROUNDS	.07	2
SECURITY	.05	3
ADMINISTRATIVE	.02	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Baltimore, MD

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	1,227,796 SQ. FT.				1,212,028 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					13.27	13.68	7.89	16.34
RETAIL AREA	1	15.68	15.68						
OTHER AREA									
TOTAL RENT	17	13.60	13.68	7.92	16.34				
MISCELLANEOUS	12	.99	.09	.02	.41				
TOTAL INCOME	17	14.33	14.78	8.18	17.28				
EXPENSE									
CLEANING	17	.75	.71	.65	.85	.76	.74	.65	.87
REPAIR-MAINT	17	1.15	.81	.58	1.18	1.16	.81	.58	1.23
UTILITIES	17	2.04	1.67	1.48	1.95	2.06	1.67	1.48	2.06
RDS/GRNDS/SEC	17	.95	.57	.49	.95	.95	.57	.49	.95
ADMINISTRATIVE	17	.47	.43	.25	.51	.47	.43	.25	.51
TOTAL OPER EXP	17	5.36	4.22	3.77	4.92	5.43	4.38	3.77	5.29
FIXED EXPENSES	17	1.10	1.10	.83	1.30	1.10	1.10	.83	1.30
TOTAL OPER+FIX	17	6.46	5.51	4.86	5.86	6.53	5.51	4.86	6.08
LEASING EXP	15	.50	.23	.02	.45				
TOTAL PAYROLL	17	.65	.31	.26	.39				
TOTAL CONTRACT	17	1.91	1.68	1.34	2.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11736	16
AVG SQFT/RETAIL TENANT	1612	1
AVG SQFT/OFFICE WORKER	260	14
AVG % OFFICE OCCUPANCY	89.6	17
AVG % RETAIL OCCUPANCY	92.0	1
AVG $ RATE YR-END RENT	16.84	17
RENTABLE/GROSS SQFT	.94	17

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	17
PAYROLL		
CONTRACT	.57	17
SUP/MAT/MISC	.05	17
TRASH REMOVAL	.07	17
REPR/MAINT TOTAL	.81	17
PAYROLL	.28	17
ELEVATOR	.05	12
HVAC	.11	17
ELECTRICAL	.04	17
STRUCT/ROOF	.05	7
PLUMBING	.01	15
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.23	17

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.67	17
ELECTRICAL	1.56	17
GAS	.13	9
FUEL OIL	.03	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.01	17
RDS/GNDS/SEC TOTAL	.57	17
RDS/GNDS TOTAL	.38	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.37	17
RDS/GNDS OTHER	.03	16

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.17	16
SEC PAYROLL	.05	10
SEC CONTRACTS	.14	16
SEC OTHER	.01	14
ADMIN TOTAL	.43	17
PAYROLL	.57	5
MGMT FEES	.33	17
LEGAL FEES	.00	2
AUDIT FEES	.01	2
GEN OFC EXP	.19	5
OTHER ADM EXP	.00	14

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.10	17
REAL ESTATE TAX	.84	17
BUILDING INS	.07	12
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.23	15
ADV/PROMOTION	.03	2
COMM/FEES	.26	6
TENANT ALTS	.20	14
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.31	17
CLEANING		
REPAIR/MAINT	.28	17
RDS/GROUNDS		
SECURITY	.05	10
ADMINISTRATIVE	.57	5
TOTAL CONTRACTS	1.68	17
CLEANING	.63	17
REPAIR/MAINT	.41	15
RDS/GROUNDS	.37	17
SECURITY	.16	16
ADMINISTRATIVE	.37	14

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	407,821 SQ. FT.				392,053 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					12.50	13.56	6.52	18.28
RETAIL AREA	1	15.68	15.68						
OTHER AREA									
TOTAL RENT	6	12.66	13.69	6.52	17.73				
MISCELLANEOUS	5	.23	.09	.01	.68				
TOTAL INCOME	6	12.89	14.36	6.57	17.79				
EXPENSE									
CLEANING	6	.78	.80	.67	.91	.82	.85	.70	.93
REPAIR-MAINT	6	.85	.84	.58	1.26	.88	.95	.58	1.31
UTILITIES	6	1.86	1.81	1.32	2.06	1.73	1.89	1.32	2.27
RDS/GRNDS/SEC	6	.65	.61	.41	1.04	.65	.61	.41	1.04
ADMINISTRATIVE	6	.42	.46	.22	.59	.42	.46	.22	.59
TOTAL OPER EXP	6	4.36	4.64	3.64	5.29	4.54	4.91	3.64	5.70
FIXED EXPENSES	6	1.10	1.10	.80	1.29	1.10	1.10	.80	1.29
TOTAL OPER+FIX	6	5.46	5.75	4.93	6.08	5.64	5.86	4.93	6.65
LEASING EXP	5	.22	.22	.02	.45				
TOTAL PAYROLL	6	.40	.36	.27	.66				
TOTAL CONTRACT	6	1.81	1.69	1.34	2.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6598	6
AVG SQFT/RETAIL TENANT	1612	1
AVG SQFT/OFFICE WORKER	223	4
AVG % OFFICE OCCUPANCY	84.1	6
AVG % RETAIL OCCUPANCY	92.0	1
AVG $ RATE YR-END RENT	16.72	6
RENTABLE/GROSS SQFT	.99	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.80	6
PAYROLL		
CONTRACT	.68	6
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	.84	6
PAYROLL	.35	6
ELEVATOR	.05	4
HVAC	.11	6
ELECTRICAL	.04	6
STRUCT/ROOF	.08	4
PLUMBING	.00	6
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.17	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.81	6
ELECTRICAL	1.79	6
GAS	.13	1
FUEL OIL	.03	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.01	6
RDS/GNDS/SEC TOTAL	.61	6
RDS/GNDS TOTAL	.38	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.37	6
RDS/GNDS OTHER	.03	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.17	5
SEC PAYROLL	.03	3
SEC CONTRACTS	.13	5
SEC OTHER	.01	5
ADMIN TOTAL	.46	6
PAYROLL		
MGMT FEES	.43	6
LEGAL FEES	.00	1
AUDIT FEES	.00	1
GEN OFC EXP		
OTHER ADM EXP	.00	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.10	6
REAL ESTATE TAX	.84	6
BUILDING INS	.06	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.22	5
ADV/PROMOTION	.01	1
COMM/FEES	.20	2
TENANT ALTS	.08	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.36	6
CLEANING		
REPAIR/MAINT	.35	6
RDS/GROUNDS		
SECURITY	.03	3
ADMINISTRATIVE		
TOTAL CONTRACTS	1.69	6
CLEANING	.72	6
REPAIR/MAINT	.56	5
RDS/GROUNDS	.37	6
SECURITY	.16	5
ADMINISTRATIVE	.49	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Baltimore, MD

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	456,651 SQ. FT.				456,651 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.85	13.68	7.44	15.09
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.64	13.68	8.84	15.09				
MISCELLANEOUS	4	1.71	.08	.04	3.61				
TOTAL INCOME	4	13.35	15.11	8.88	18.70				
EXPENSE									
CLEANING	4	.56	.66	.45	.70	.56	.66	.45	.70
REPAIR-MAINT	4	.57	.58	.38	.79	.57	.58	.38	.79
UTILITIES	4	1.40	1.58	1.18	1.67	1.40	1.58	1.18	1.67
RDS/GRNDS/SEC	4	.43	.49	.34	.52	.43	.49	.34	.52
ADMINISTRATIVE	4	.31	.37	.18	.47	.31	.37	.18	.47
TOTAL OPER EXP	4	3.27	3.77	2.75	3.92	3.33	3.77	2.75	3.92
FIXED EXPENSES	4	.86	1.05	.48	1.30	.86	1.05	.48	1.30
TOTAL OPER+FIX	4	4.13	4.82	3.23	5.22	4.22	4.82	3.23	5.22
LEASING EXP	3	1.08	.26						
TOTAL PAYROLL	4	.23	.24	.21	.26				
TOTAL CONTRACT	4	1.51	1.33	1.08	1.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10768	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	227	3
AVG % OFFICE OCCUPANCY	87.9	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	17.20	4
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.66	4
PAYROLL		
CONTRACT	.52	4
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.08	4
REPR/MAINT TOTAL	.58	4
PAYROLL	.24	4
ELEVATOR	.04	3
HVAC	.05	4
ELECTRICAL	.03	4
STRUCT/ROOF	.00	1
PLUMBING	.00	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.17	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.58	4
ELECTRICAL	1.50	4
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.01	4
RDS/GNDS/SEC TOTAL	.49	4
RDS/GNDS TOTAL	.35	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.33	4
RDS/GNDS OTHER	.01	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.14	4
SEC PAYROLL		
SEC CONTRACTS	.14	4
SEC OTHER	.01	4
ADMIN TOTAL	.37	4
PAYROLL		
MGMT FEES	.36	4
LEGAL FEES	.01	1
AUDIT FEES	.01	1
GEN OFC EXP		
OTHER ADM EXP	.00	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.05	4
REAL ESTATE TAX	.96	4
BUILDING INS	.08	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.26	3
ADV/PROMOTION	.06	1
COMM/FEES	.71	2
TENANT ALTS	.93	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.24	4
CLEANING		
REPAIR/MAINT	.24	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.33	4
CLEANING	.57	4
REPAIR/MAINT	.26	3
RDS/GROUNDS	.33	4
SECURITY	.14	4
ADMINISTRATIVE	.37	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Birmingham, AL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,461,250 SQ. FT.				1,411,439 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					11.99	11.86	10.42	13.60
RETAIL AREA	2	8.88	8.77						
OTHER AREA	1	.80	.80						
TOTAL RENT	4	11.83	11.44	10.50	13.05				
MISCELLANEOUS	2	.36	.32						
TOTAL INCOME	4	12.02	11.49	10.50	13.37				
EXPENSE									
CLEANING	4	.66	.47	.40	.86	.68	.50	.40	.89
REPAIR-MAINT	4	.66	.63	.39	1.13	.68	.66	.42	1.14
UTILITIES	4	2.12	1.55	1.15	2.93	2.15	1.59	1.19	2.93
RDS/GRNDS/SEC	4	.28	.25	.20	.33	.28	.25	.20	.33
ADMINISTRATIVE	4	.63	.55	.48	.78	.63	.55	.48	.78
TOTAL OPER EXP	4	4.35	3.85	2.96	5.70	4.44	4.02	3.13	5.71
FIXED EXPENSES	4	.64	.60	.33	.96	.64	.60	.33	.96
TOTAL OPER+FIX	4	4.99	4.43	3.29	6.66	5.08	4.60	3.47	6.67
LEASING EXP	3	.26	.14						
TOTAL PAYROLL	4	1.21	.98	.27	3.00				
TOTAL CONTRACT	4	1.59	1.27	1.12	2.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13981	4
AVG SQFT/RETAIL TENANT	3401	2
AVG SQFT/OFFICE WORKER	216	3
AVG % OFFICE OCCUPANCY	86.2	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.10	3
RENTABLE/GROSS SQFT	.92	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.51	3
PAYROLL	1.03	1
CONTRACT	.31	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.41	3
PAYROLL	.16	3
ELEVATOR	.10	3
HVAC	.03	3
ELECTRICAL	.05	2
STRUCT/ROOF	.00	2
PLUMBING	.01	2
FIRE/LIFE SFTY	.02	1
OTHER MAINT/SUP	.05	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.25	3
ELECTRICAL	1.20	3
GAS	.07	1
FUEL OIL		
PURCH STEAM	.20	1
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.25	3
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL	.01	1
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.00	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.20	3
SEC PAYROLL		
SEC CONTRACTS	.20	3
SEC OTHER	.00	1
ADMIN TOTAL	.61	3
PAYROLL	.19	3
MGMT FEES	.48	3
LEGAL FEES	.01	3
AUDIT FEES	.02	2
GEN OFC EXP	.02	2
OTHER ADM EXP	.01	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.36	3
REAL ESTATE TAX	.20	3
BUILDING INS	.19	3
PERS PROP TAX		
OTHER TAX	.02	1
LEASING EXPENSES	.14	3
ADV/PROMOTION	.02	3
COMM/FEES	.01	2
TENANT ALTS	.36	2
BUY-OUTS	.11	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.36	3
CLEANING	1.03	1
REPAIR/MAINT	.16	3
RDS/GROUNDS	.01	1
SECURITY		
ADMINISTRATIVE	.19	3
TOTAL CONTRACTS	1.25	3
CLEANING	.31	3
REPAIR/MAINT	.10	3
RDS/GROUNDS	.03	3
SECURITY	.20	3
ADMINISTRATIVE	.60	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Birmingham, AL

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,271,250 SQ. FT.				1,221,439 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.13	12.67		
RETAIL AREA	2	8.88	8.77						
OTHER AREA	1	.80	.80						
TOTAL RENT	3	11.95	11.82						
MISCELLANEOUS	2	.36	.32						
TOTAL INCOME	3	12.16	11.92						
EXPENSE									
CLEANING	3	.70	.51			.72	.58		
REPAIR-MAINT	3	.55	.41			.57	.46		
UTILITIES	3	2.16	1.25			2.19	1.34		
RDS/GRNDS/SEC	3	.28	.25			.28	.25		
ADMINISTRATIVE	3	.85	.61			.65	.61		
TOTAL OPER EXP	3	4.34	3.28			4.45	3.63		
FIXED EXPENSES	3	.60	.36			.60	.36		
TOTAL OPER+FIX	3	4.95	3.58			5.05	3.94		
LEASING EXP	3	.28	.14						
TOTAL PAYROLL	3	.73	.36						
TOTAL CONTRACT	3	1.17	1.25						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17106	3
AVG SQFT/RETAIL TENANT	3401	2
AVG SQFT/OFFICE WORKER	239	2
AVG % OFFICE OCCUPANCY	84.0	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.28	2
RENTABLE/GROSS SQFT	.92	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.51	3
PAYROLL	1.03	1
CONTRACT	.31	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.41	3
PAYROLL	.16	3
ELEVATOR	.10	3
HVAC	.03	3
ELECTRICAL	.05	2
STRUCT/ROOF	.00	2
PLUMBING	.01	2
FIRE/LIFE SFTY	.02	1
OTHER MAINT/SUP	.05	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.25	3
ELECTRICAL	1.20	3
GAS	.07	1
FUEL OIL		
PURCH STEAM	.20	1
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.25	3
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL	.01	1
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.00	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.20	3
SEC PAYROLL		
SEC CONTRACTS	.20	3
SEC OTHER	.00	1
ADMIN TOTAL	.61	3
PAYROLL	.19	3
MGMT FEES	.48	3
LEGAL FEES	.01	3
AUDIT FEES	.02	2
GEN OFC EXP	.02	2
OTHER ADM EXP	.01	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.36	3
REAL ESTATE TAX	.20	3
BUILDING INS	.19	3
PERS PROP TAX		
OTHER TAX	.02	1
LEASING EXPENSES	.14	3
ADV/PROMOTION	.02	3
COMM/FEES	.01	2
TENANT ALTS	.38	2
BUY-OUTS	.11	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.36	3
CLEANING	1.03	1
REPAIR/MAINT	.16	3
RDS/GROUNDS	.01	1
SECURITY		
ADMINISTRATIVE	.19	3
TOTAL CONTRACTS	1.25	3
CLEANING	.31	3
REPAIR/MAINT	.10	3
RDS/GROUNDS	.03	3
SECURITY	.20	3
ADMINISTRATIVE	.60	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	330,388 SQ. FT.				330,388 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.05	9.17		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.05	9.17						
MISCELLANEOUS	3	.03	.05						
TOTAL INCOME	4	9.07	9.26						
EXPENSE									
CLEANING	5	.74	.59	.43	.79	.74	.59	.43	.79
REPAIR-MAINT	5	1.78	.58	.53	1.49	1.78	.58	.53	1.49
UTILITIES	5	2.66	1.68	1.40	2.52	2.66	1.68	1.40	2.52
RDS/GRNDS/SEC	5	.53	.03	.02	.41	.53	.03	.02	.41
ADMINISTRATIVE	5	.50	.55	.44	.70	.50	.55	.44	.70
TOTAL OPER EXP	5	6.21	3.42	2.96	5.78	6.21	3.42	2.96	5.78
FIXED EXPENSES	5	1.42	.89	.66	1.36	1.42	.89	.66	1.36
TOTAL OPER+FIX	5	7.63	4.30	3.74	7.02	7.63	4.30	3.74	7.02
LEASING EXP	4	.30	.13						
TOTAL PAYROLL	3	.31	.32						
TOTAL CONTRACT	5	2.92	.85	.50	2.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4511	5
AVG SQFT/RETAIL TENANT	.0	0
AVG SQFT/OFFICE WORKER	358	5
AVG % OFFICE OCCUPANCY	96.9	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	9.83	4
RENTABLE/GROSS SQFT	.80	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.59	5
PAYROLL	.00	1
CONTRACT	.47	5
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.58	5
PAYROLL	.16	3
ELEVATOR	.08	2
HVAC	.16	4
ELECTRICAL	.04	4
STRUCT/ROOF	.00	3
PLUMBING	.02	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.23	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.68	5
ELECTRICAL	1.59	5
GAS	.11	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	.03	5
RDS/GNDS TOTAL	.03	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER	.02	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.70	1
SEC PAYROLL		
SEC CONTRACTS	.70	1
SEC OTHER		
ADMIN TOTAL	.55	5
PAYROLL	.31	1
MGMT FEES	.40	4
LEGAL FEES		
AUDIT FEES	.04	2
GEN OFC EXP	.25	3
OTHER ADM EXP	.06	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.89	5
REAL ESTATE TAX	.63	5
BUILDING INS	.10	5
PERS PROP TAX	.98	1
OTHER TAX		
LEASING EXPENSES	.13	4
ADV/PROMOTION	.01	3
COMM/FEES	.13	3
TENANT ALTS	.85	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.32	3
CLEANING	.00	1
REPAIR/MAINT	.16	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	1
TOTAL CONTRACTS	.85	5
CLEANING	.47	5
REPAIR/MAINT	1.26	3
RDS/GROUNDS	.06	2
SECURITY	.70	1
ADMINISTRATIVE	.61	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Boise, ID

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	585,814 SQ. FT.				581,237 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					5.22	5.74	3.56	6.44
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	5.22	5.74	3.56	6.44				
MISCELLANEOUS	1	.56	.56						
TOTAL INCOME	4	5.52	5.95	3.56	6.72				
EXPENSE									
CLEANING	7	.81	.67	.43	.84	.81	.68	.43	.84
REPAIR-MAINT	7	1.37	.61	.36	1.63	1.38	.62	.36	1.63
UTILITIES	7	1.56	1.24	.99	1.34	1.56	1.24	.99	1.34
RDS/GRNDS/SEC	3	.24	.31			.24	.31		
ADMINISTRATIVE	4	1.46	1.11	.63	2.11	1.46	1.11	.63	2.11
TOTAL OPER EXP	7	5.16	3.03	2.24	5.47	5.19	3.07	2.24	5.47
FIXED EXPENSES	7	1.37	1.12	.98	1.40	1.37	1.12	.98	1.40
TOTAL OPER+FIX	7	6.53	4.15	3.28	6.86	6.56	4.19	3.28	6.86
LEASING EXP	1	6.39	6.39						
TOTAL PAYROLL	3	1.40	.78						
TOTAL CONTRACT	7	1.31	.76	.62	1,73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18863	7
AVG SQFT/RETAIL TENANT	4577	1
AVG SQFT/OFFICE WORKER	292	7
AVG % OFFICE OCCUPANCY	95.7	7
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	12.19	7
RENTABLE/GROSS SQFT	.92	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.69**	**6**
PAYROLL		
CONTRACT	.66	6
SUP/MAT/MISC	.06	1
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	**.40**	**6**
PAYROLL	.23	1
ELEVATOR	.11	2
HVAC	.27	2
ELECTRICAL	.07	2
STRUCT/ROOF	.01	1
PLUMBING	.01	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.37	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.29**	**2**
ELECTRICAL	1.09	2
GAS	.14	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	2
RDS/GNDS/SEC TOTAL	**.21**	**2**
RDS/GNDS TOTAL	.16	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	2
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	2
SEC PAYROLL	.05	1
SEC CONTRACTS	.05	1
SEC OTHER		
ADMIN TOTAL	**.87**	**2**
PAYROLL		
MGMT FEES	.52	2
LEGAL FEES	.12	2
AUDIT FEES	.02	2
GEN OFC EXP	.20	2
OTHER ADM EXP	.03	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.25**	**6**
REAL ESTATE TAX	.90	5
BUILDING INS	.43	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**6.39**	**1**
ADV/PROMOTION		
COMM/FEES	.87	1
TENANT ALTS	5.51	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.58**	**2**
CLEANING		
REPAIR/MAINT	.23	1
RDS/GROUNDS		
SECURITY	.05	1
ADMINISTRATIVE	2.87	1
TOTAL CONTRACTS	**.91**	**6**
CLEANING	.66	6
REPAIR/MAINT	.49	3
RDS/GROUNDS	.16	2
SECURITY	.05	1
ADMINISTRATIVE	.66	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	82,499 SQ. FT.				82,499 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					4.02	5.25		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	4.02	5.25						
MISCELLANEOUS									
TOTAL INCOME	3	4.02	5.25						
EXPENSE									
CLEANING	4	.69	.66	.53	.77	.69	.66	.53	.77
REPAIR-MAINT	4	.66	.37	.31	1.01	.66	.37	.31	1.01
UTILITIES	4	1.23	1.24	1.04	1.29	1.23	1.24	1.04	1.29
RDS/GRNDS/SEC	1	.31	.31			.31	.31		
ADMINISTRATIVE	1	1.34	1.34			1.34	1.34		
TOTAL OPER EXP	4	2.97	2.27	1.89	3.88	2.97	2.27	1.89	3.88
FIXED EXPENSES	4	1.18	1.18	.98	1.39	1.18	1.18	.98	1.39
TOTAL OPER+FIX	4	4.15	3.45	2.90	5.24	4.15	3.45	2.90	5.24
LEASING EXP	1	6.39	6.39						
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.37	.66	.53	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3785	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	368	4
AVG % OFFICE OCCUPANCY	91.8	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	10.75	4
RENTABLE/GROSS SQFT	.81	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.66**	**4**
PAYROLL		
CONTRACT	.66	4
SUP/MAT/MISC		
TRASH REMOVAL	.03	1
REPR/MAINT TOTAL	**.37**	**4**
PAYROLL		
ELEVATOR	.08	1
HVAC	.42	1
ELECTRICAL	.11	1
STRUCT/ROOF		
PLUMBING	.01	1
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.37	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.34**	**1**
ELECTRICAL	1.22	1
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	1
RDS/GNDS/SEC TOTAL	**.31**	**1**
RDS/GNDS TOTAL	.26	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	1
SEC PAYROLL		
SEC CONTRACTS	.05	1
SEC OTHER		
ADMIN TOTAL	**1.34**	**1**
PAYROLL		
MGMT FEES	.74	1
LEGAL FEES	.20	1
AUDIT FEES	.02	1
GEN OFC EXP	.38	1
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.18**	**4**
REAL ESTATE TAX	.63	4
BUILDING INS	.50	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**6.39**	**1**
ADV/PROMOTION		
COMM/FEES	.87	1
TENANT ALTS	5.51	1
BUY OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**.86**	**4**
CLEANING	.66	4
REPAIR/MAINT	1.63	1
RDS/GROUNDS	.26	1
SECURITY	.05	1
ADMINISTRATIVE	.95	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Boise, ID

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	519,257 SQ. FT.				519,257 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					21.30	19.31	18.92	23.74
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	21.30	19.31	18.92	23.74				
MISCELLANEOUS									
TOTAL INCOME	4	21.30	19.31	18.92	23.74				
EXPENSE									
CLEANING	4	.51	.56	.40	.69	.51	.56	.40	.69
REPAIR-MAINT	4	2.04	2.15	1.69	2.73	2.04	2.15	1.69	2.73
UTILITIES	4	1.20	1.32	.91	1.75	1.20	1.32	.91	1.75
RDS/GRNDS/SEC	4	.86	.92	.58	1.25	.86	.92	.58	1.25
ADMINISTRATIVE	4	.59	.58	.58	.61	.59	.58	.58	.61
TOTAL OPER EXP	4	5.21	5.65	4.30	6.88	5.21	5.66	4.30	6.88
FIXED EXPENSES	4	1.63	1.66	1.48	1.72	1.63	1.66	1.48	1.72
TOTAL OPER+FIX	4	6.85	7.31	6.03	8.36	6.85	7.31	6.03	8.36
LEASING EXP									
TOTAL PAYROLL	4	.99	1.01	.71	1.49				
TOTAL CONTRACT	4	.52	.52	.43	.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8319	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	366	4
AVG % OFFICE OCCUPANCY	72.1	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.00	4
RENTABLE/GROSS SQFT	.84	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	422,428 SQ. FT.				422,428 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					21.67	18.92		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	21.67	18.92						
MISCELLANEOUS									
TOTAL INCOME	3	21.67	18.92						
EXPENSE									
CLEANING	3	.45	.48			.45	.48		
REPAIR-MAINT	3	1.79	2.00			1.79	2.00		
UTILITIES	3	1.01	1.21			1.01	1.21		
RDS/GRNDS/SEC	3	.79	.68			.79	.68		
ADMINISTRATIVE	3	.59	.59			.59	.59		
TOTAL OPER EXP	3	4.64	5.26			4.88	5.26		
FIXED EXPENSES	3	1.71	1.68			1.71	1.68		
TOTAL OPER+FIX	3	6.34	6.94			6.57	6.94		
LEASING EXP									
TOTAL PAYROLL	3	.80	.84						
TOTAL CONTRACT	3	.47	.50						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12276	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	369	3
AVG % OFFICE OCCUPANCY	66.8	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.00	3
RENTABLE/GROSS SQFT	.87	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Boston, MA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	43 BLDS	13,538,958 SQ. FT.				12,803,066 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	43					18.60	16.17	13.57	22.62
RETAIL AREA	26	19.62	24.83	13.70	41.18				
OTHER AREA	13	19.87	10.28	4.59	48.42				
TOTAL RENT	43	18.88	18.39	13.17	22.11				
MISCELLANEOUS	33	1.17	.44	.15	1.11				
TOTAL INCOME	43	19.97	18.81	14.93	23.27				
EXPENSE									
CLEANING	43	1.13	1.08	.78	1.22	1.18	1.10	.94	1.30
REPAIR-MAINT	43	1.46	1.13	.76	1.47	1.52	1.17	.80	1.58
UTILITIES	43	1.77	1.34	.83	1.93	1.82	1.43	.94	2.01
RDS/GRNDS/SEC	42	.54	.41	.22	.54	.54	.41	.22	.54
ADMINISTRATIVE	43	.78	.77	.52	1.26	.78	.77	.52	1.26
TOTAL OPER EXP	43	5.67	5.03	3.71	5.94	5.90	5.45	4.26	6.05
FIXED EXPENSES	43	4.16	3.22	2.26	4.38	4.16	3.22	2.26	4.38
TOTAL OPER+FIX	43	9.82	8.53	6.08	10.05	10.06	8.72	6.45	10.39
LEASING EXP	33	1.85	.71	.18	2.33				
TOTAL PAYROLL	42	1.19	.77	.48	1.21				
TOTAL CONTRACT	42	1.82	1.98	1.25	2.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13745	41
AVG SQFT/RETAIL TENANT	2730	27
AVG SQFT/OFFICE WORKER	235	35
AVG % OFFICE OCCUPANCY	95.9	42
AVG % RETAIL OCCUPANCY	84.7	29
AVG $ RATE YR-END RENT	27.08	36
RENTABLE/GROSS SQFT	.88	36

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.00	38
PAYROLL	.21	11
CONTRACT	.79	34
SUP/MAT/MISC	.06	32
TRASH REMOVAL	.13	35
REPR/MAINT TOTAL	1.13	37
PAYROLL	.49	33
ELEVATOR	.14	37
HVAC	.16	36
ELECTRICAL	.06	35
STRUCT/ROOF	.01	18
PLUMBING	.03	33
FIRE/LIFE SFTY	.02	23
OTHER MAINT/SUP	.22	35

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.34	39
ELECTRICAL	1.23	36
GAS	.01	23
FUEL OIL	.15	16
PURCH STEAM	.39	6
PURCH CH WTR		
COAL	.10	1
WATER/SEWER	.06	36
RDS/GNDS/SEC TOTAL	.42	35
RDS/GNDS TOTAL	.04	[illegible]
RDS/GNDS PAYRL	.03	[illegible]
RDS/GNDS CONTR	.03	23
RDS/GNDS OTHER	.01	17

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.39	35
SEC PAYROLL	.42	9
SEC CONTRACTS	.28	27
SEC OTHER	.02	12
ADMIN TOTAL	.82	37
PAYROLL	.26	25
MGMT FEES	.51	36
LEGAL FEES	.03	21
AUDIT FEES	.05	21
GEN OFC EXP	.05	27
OTHER ADM EXP	.02	28

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.20	40
REAL ESTATE TAX	2.92	40
BUILDING INS	.27	39
PERS PROP TAX	.00	3
OTHER TAX	.00	2
LEASING EXPENSES	.96	30
ADV/PROMOTION	.03	16
COMM/FEES	.40	23
TENANT ALTS	.90	20
BUY-OUTS	.60	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.72	39
CLEANING	.29	12
REPAIR/MAINT	.46	36
RDS/GROUNDS	.04	6
SECURITY	.42	10
ADMINISTRATIVE	.25	27
TOTAL CONTRACTS	2.02	39
CLEANING	.79	34
REPAIR/MAINT	.23	32
RDS/GROUNDS	.03	24
SECURITY	.29	26
ADMINISTRATIVE	.66	36

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	161,479 SQ. FT.				143,786 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.42	14.91	9.48	17.65
RETAIL AREA	3	21.07	17.76						
OTHER AREA									
TOTAL RENT	4	15.20	14.74	11.45	18.51				
MISCELLANEOUS	1	1.08	1.08						
TOTAL INCOME	4	15.49	14.74	11.45	19.05				
EXPENSE									
CLEANING	4	.72	.92	.48	.97	.81	1.05	.55	1.13
REPAIR-MAINT	4	1.19	1.34	.86	1.62	1.34	1.47	1.00	1.73
UTILITIES	4	.93	1.09	.55	1.31	1.02	1.19	.63	1.48
RDS/GRNDS/SEC	4	.16	.16	.05	.25	.16	.16	.05	.25
ADMINISTRATIVE	4	.90	.87	.66	1.13	.90	.87	.66	1.13
TOTAL OPER EXP	4	3.90	4.18	2.94	4.92	4.36	4.71	3.29	5.61
FIXED EXPENSES	4	2.52	2.34	1.33	3.62	2.52	2.34	1.33	3.62
TOTAL OPER+FIX	4	6.42	5.86	5.28	7.52	6.88	6.04	5.63	8.21
LEASING EXP	2	2.47	2.49						
TOTAL PAYROLL	4	1.38	1.11	.81	1.91				
TOTAL CONTRACT	4	1.35	1.19	.51	2.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3420	3
AVG SQFT/RETAIL TENANT	1713	2
AVG SQFT/OFFICE WORKER	187	3
AVG % OFFICE OCCUPANCY	97.1	4
AVG % RETAIL OCCUPANCY	83.2	3
AVG $ RATE YR-END RENT	20.83	3
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.92	4
PAYROLL	.40	1
CONTRACT	.67	2
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.21	3
REPR/MAINT TOTAL	1.34	4
PAYROLL	.73	3
ELEVATOR	.14	4
HVAC	.19	4
ELECTRICAL	.05	4
STRUCT/ROOF	.07	1
PLUMBING	.04	4
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.29	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.09	4
ELECTRICAL	.94	3
GAS	.35	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.16	4
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL	.11	1
RDS/GNDS CONTR	.08	2
RDS/GNDS OTHER	.00	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.07	4
SEC PAYROLL		
SEC CONTRACTS	.18	1
SEC OTHER	.05	3
ADMIN TOTAL	.87	4
PAYROLL	.48	2
MGMT FEES	.33	4
LEGAL FEES	.12	2
AUDIT FEES	.13	2
GEN OFC EXP	.06	2
OTHER ADM EXP	.17	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.34	4
REAL ESTATE TAX	2.06	4
BUILDING INS	.30	4
PERS PROP TAX	.00	1
OTHER TAX		
LEASING EXPENSES	2.49	2
ADV/PROMOTION	.04	1
COMM/FEES	.41	2
TENANT ALTS	2.36	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.11	4
CLEANING	.69	2
REPAIR/MAINT	.68	4
RDS/GROUNDS	.08	2
SECURITY	.18	1
ADMINISTRATIVE	.48	2
TOTAL CONTRACTS	1.19	4
CLEANING	.67	2
REPAIR/MAINT	.22	4
RDS/GROUNDS	.08	2
SECURITY	.10	1
ADMINISTRATIVE	.05	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Boston, MA

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	360,649 SQ. FT.				353,556 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					21.40	21.09	17.65	25.50
RETAIL AREA	2	19.43	27.56						
OTHER AREA									
TOTAL RENT	5	21.31	21.16	17.94	25.50				
MISCELLANEOUS	1	1.00	1.00						
TOTAL INCOME	5	21.53	21.16	17.94	26.00				
EXPENSE									
CLEANING	5	1.17	1.16	.97	1.44	1.23	1.16	.97	1.60
REPAIR-MAINT	5	.86	.80	.72	1.08	.90	.80	.72	1.20
UTILITIES	5	1.52	2.01	.75	2.07	1.59	2.01	.82	2.08
RDS/GRNDS/SEC	4	.49	.23	.16	.74	.49	.23	.16	.74
ADMINISTRATIVE	5	.79	.72	.60	.98	.79	.72	.60	.98
TOTAL OPER EXP	5	4.71	4.82	3.69	5.77	4.93	4.82	4.13	5.79
FIXED EXPENSES	5	2.95	2.76	2.17	3.75	2.95	2.76	2.17	3.75
TOTAL OPER+FIX	5	7.67	8.08	6.69	8.44	7.88	8.08	6.69	8.90
LEASING EXP	1	.17	.17						
TOTAL PAYROLL	5	.46	.49	.26	.63				
TOTAL CONTRACT	5	2.24	2.56	1.53	2.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11423	4
AVG SQFT/RETAIL TENANT	235	1
AVG SQFT/OFFICE WORKER	178	4
AVG % OFFICE OCCUPANCY	99.5	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	24.11	4
RENTABLE/GROSS SQFT	.98	3

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.16	5	**UTILITIES TOTAL**	2.01	5	SECURITY TOTAL	.21	4	**FIXED EXP TOTAL**	2.78	5	**TOTAL PAYROLL**	.49	5
PAYROLL	.17	2	ELECTRICAL	1.46	5	SEC PAYROLL	.11	1	REAL ESTATE TAX	2.76	5	CLEANING	.17	2
CONTRACT	.79	5	GAS	.01	3	SEC CONTRACTS	.21	4	BUILDING INS	.25	4	REPAIR/MAINT	.30	4
SUP/MAT/MISC	.08	5	FUEL OIL	.46	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	5	PURCH STEAM	.12	1	**ADMIN TOTAL**	.72	5	OTHER TAX	.00	2	SECURITY	.11	1
REPR/MAINT TOTAL	.80	5	PURCH CH WTR			PAYROLL	.32	2	**LEASING EXPENSES**	.17	1	ADMINISTRATIVE	.32	2
PAYROLL	.30	4	COAL			MGMT FEES	.65	5	ADV/PROMOTION			**TOTAL CONTRACTS**	2.56	5
ELEVATOR	.17	5	WATER/SEWER	.05	5	LEGAL FEES	.08	1	COMM/FEES	.02	1	CLEANING	.79	5
HVAC	.21	5	**RDS/GNDS/SEC TOTAL**	.23	4	AUDIT FEES	.00	1	TENANT ALTS	.14	1	REPAIR/MAINT	.37	5
ELECTRICAL	.03	4	RDS/GNDS TOTAL	.02	4	GEN OFC EXP	.04	1	BUY-OUTS			RD6/GROUNDS	.03	3
STRUCT/ROOF	.05	3	RDS/GNDS PAYRL			OTHER ADM EXP	.02	4				SECURITY	.21	4
PLUMBING	.01	4	RDS/GNDS CONTR.	.03	3							ADMINISTRATIVE	.65	5
FIRE/LIFE SFTY	.08	3	RDS/GNDS OTHER	.02	1									
OTHER MAINT/SUP	.15	5												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	17 BLDS	3,327,590 SQ. FT.				3,051,283 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					16.45	18.41	9.38	22.03
RETAIL AREA	9	17.24	39.98	8.09	44.54				
OTHER AREA	8	17.80	8.06	4.27	56.63				
TOTAL RENT	17	16.49	16.85	10.66	21.77				
MISCELLANEOUS	14	.57	.23	.05	.85				
TOTAL INCOME	17	16.96	16.89	10.67	22.40				
EXPENSE									
CLEANING	17	.86	.94	.61	1.12	.92	1.05	.66	1.26
REPAIR-MAINT	17	1.06	1.08	.61	1.46	1.14	1.15	.68	1.58
UTILITIES	17	.94	1.02	.40	1.44	.99	1.23	.40	1.48
RDS/GRNDS/SEC	17	.44	.44	.27	.64	.44	.44	.27	.64
ADMINISTRATIVE	17	.98	.94	.43	1.39	.98	.94	.43	1.39
TOTAL OPER EXP	17	4.28	4.66	2.98	5.90	4.60	5.04	3.50	6.28
FIXED EXPENSES	17	2.66	2.64	2.21	3.27	2.66	2.64	2.21	3.27
TOTAL OPER+FIX	17	6.95	7.50	5.36	8.93	7.26	7.50	5.89	9.29
LEASING EXP	13	1.40	.82	.21	2.81				
TOTAL PAYROLL	17	.81	.80	.37	1.14				
TOTAL CONTRACT	17	1.66	2.01	1.06	2.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7775	17
AVG SQFT/RETAIL TENANT	4080	11
AVG SQFT/OFFICE WORKER	252	14
AVG % OFFICE OCCUPANCY	93.8	17
AVG % RETAIL OCCUPANCY	94.6	11
AVG $ RATE YR-END RENT	26.05	15
RENTABLE/GROSS SQFT	.98	15

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.97	16	**UTILITIES TOTAL**	1.02	17	SECURITY TOTAL	.42	15	**FIXED EXP TOTAL**	2.64	17	**TOTAL PAYROLL**	.80	17
PAYROLL	.22	2	ELECTRICAL	.85	15	SEC PAYROLL	.42	4	REAL ESTATE TAX	2.27	17	CLEANING	.22	2
CONTRACT	.81	14	GAS	.01	9	SEC CONTRACTS	.38	13	BUILDING INS	.24	17	REPAIR/MAINT	.46	16
SUP/MAT/MISC	.08	14	FUEL OIL	.11	11	SEC OTHER	.02	6	PERS PROP TAX	.04	2	RDS/GROUNDS	.03	3
TRASH REMOVAL	.13	14	PURCH STEAM			**ADMIN TOTAL**	.94	15	OTHER TAX			SECURITY	.42	4
REPR/MAINT TOTAL	1.32	15	PURCH CH WTR			PAYROLL	.27	12	**LEASING EXPENSES**	.82	13	ADMINISTRATIVE	.25	14
PAYROLL	.50	14	COAL	.10	1	MGMT FEES	.59	15	ADV/PROMOTION	.01	8	**TOTAL CONTRACTS**	2.01	17
ELEVATOR	.12	15	WATER/SEWER	.05	15	LEGAL FEES	.02	11	COMM/FEES	.50	11	CLEANING	.81	14
HVAC	.15	15	**RDS/GNDS/SEC TOTAL**	.44	15	AUDIT FEES	.07	10	TENANT ALTS	.58	8	REPAIR/MAINT	.16	12
ELECTRICAL	.06	15	RDS/GNDS TOTAL	.04	11	GEN OFC EXP	.06	14	BUY-OUTS			RDS/GROUNDS	.07	9
STRUCT/ROOF	.00	8	RDS/GNDS PAYRL	.03	3	OTHER ADM EXP	.03	12				SECURITY	.39	13
PLUMBING	.04	14	RDS/GNDS CONTR	.07	9							ADMINISTRATIVE	.86	15
FIRE/LIFE SFTY	.01	10	RDS/GNDS OTHER	.01	9									
OTHER MAINT/SUP	.21	15												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Boston, MA

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	8,172,917 SQ. FT.				8,005,164 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					19.90	21.54	15.19	24.54
RETAIL AREA	5	19.01	31.75	12.37	85.07				
OTHER AREA	2	28.25	29.87						
TOTAL RENT	9	19.92	20.96	15.59	24.55				
MISCELLANEOUS	9	1.39	.55	.38	1.46				
TOTAL INCOME	9	21.31	22.65	17.05	26.24				
EXPENSE									
CLEANING	9	1.21	1.12	1.08	1.48	1.24	1.15	1.08	1.50
REPAIR-MAINT	9	1.63	1.13	1.07	2.07	1.66	1.17	1.10	2.07
UTILITIES	9	2.18	2.38	1.85	2.46	2.21	2.38	1.90	2.57
RDS/GRNDS/SEC	9	.59	.37	.26	.49	.59	.37	.26	.49
ADMINISTRATIVE	9	.68	.60	.54	.75	.68	.60	.54	.75
TOTAL OPER EXP	9	6.29	5.63	4.97	6.68	6.41	5.94	5.05	6.74
FIXED EXPENSES	9	4.88	5.23	4.53	5.49	4.88	5.23	4.53	5.49
TOTAL OPER+FIX	9	11.17	10.53	10.19	11.50	11.29	10.66	10.20	11.77
LEASING EXP	9	2.10	.54	.26	2.96				
TOTAL PAYROLL	8	1.48	.82	.57	1.21				
TOTAL CONTRACT	8	1.78	1.73	1.25	2.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21862	9
AVG SQFT/RETAIL TENANT	2695	6
AVG SQFT/OFFICE WORKER	235	7
AVG % OFFICE OCCUPANCY	96.9	9
AVG % RETAIL OCCUPANCY	72.9	6
AVG $ RATE YR-END RENT	31.55	8
RENTABLE/GROSS SQFT	.85	9

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.13	6	**UTILITIES TOTAL**	2.42	7	SECURITY TOTAL	.35	6	**FIXED EXP TOTAL**	5.35	7	**TOTAL PAYROLL**	.67	6
PAYROLL	.83	3	ELECTRICAL	1.66	7	SEC PAYROLL	2.74	1	REAL ESTATE TAX	5.17	7	CLEANING	.83	3
CONTRACT	.82	6	GAS	.00	3	SEC CONTRACTS	.22	6	BUILDING INS	.18	7	REPAIR/MAINT	.34	5
SUP/MAT/MISC	.09	5	FUEL OIL	.07	1	SEC OTHER	.00	3	PERS PROP TAX			RDS/GROUNDS	.16	1
TRASH REMOVAL	.13	6	PURCH STEAM	.46	5	**ADMIN TOTAL**	.63	6	OTHER TAX			SECURITY	2.74	1
REPR/MAINT TOTAL	1.11	6	PURCH CH WTR			PAYROLL	.24	6	**LEASING EXPENSES**	1.15	7	ADMINISTRATIVE	.24	6
PAYROLL	.34	5	COAL			MGMT FEES	.32	5	ADV/PROMOTION	.01	3	**TOTAL CONTRACTS**	2.16	5
ELEVATOR	.25	6	WATER/SEWER	.07	7	LEGAL FEES	.02	3	COMM/FEES	.24	6	CLEANING	.82	6
HVAC	.16	5	**RDS/GNDS/SEC TOTAL**	.39	6	AUDIT FEES	.02	5	TENANT ALTS	.87	6	REPAIR/MAINT	.64	4
ELECTRICAL	.07	5	RDS/GNDS TOTAL	.04	6	GEN OFC EXP	.04	6	BUY-OUTS	.60	1	RDS/GROUNDS	.02	6
STRUCT/ROOF	.03	2	RDS/GNDS PAYRL	.16	1	OTHER ADM EXP	.01	6				SECURITY	.22	6
PLUMBING	.02	4	RDS/GNDS CONTR	.02	6							ADMINISTRATIVE	.48	5
FIRE/LIFE SFTY	.04	3	RDS/GNDS OTHER	.01	5									
OTHER MAINT/SUP	.25	5												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	59 BLDS	5,178,637 SQ. FT.				4,986,555 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	57					1[illegible].64	14.66	11.75	20.12
RETAIL AREA	10	13.08	15.03						
OTHER AREA	1	5.86	5.86						
TOTAL RENT	58	17.04	14.67	11.82	20.23				
MISCELLANEOUS	35	.49	.13	.05	.42				
TOTAL INCOME	58	17.32	14.76	11.96	20.35				
EXPENSE									
CLEANING	59	1.00	.91	.70	1.17	1.02	.93	.73	1.21
REPAIR-MAINT	59	1.02	.92	.53	1.26	1.04	.92	.38	1.33
UTILITIES	55	1.45	1.46	.83	1.86	1.49	1.46	.83	1.91
RDS/GRNDS/SEC	56	.57	.38	.29	.63	.57	.38	.29	.63
ADMINISTRATIVE	58	.88	.85	.54	1.36	.88	.85	.54	1.36
TOTAL OPER EXP	59	4.75	4.75	3.56	5.54	4.92	4.75	3.42	5.66
FIXED EXPENSES	57	2.09	2.30	1.68	2.42	2.11	2.30	1.68	2.42
TOTAL OPER+FIX	59	6.62	7.02	5.28	7.89	7.01	7.05	5.15	8.00
LEASING EXP	37	1.22	.40	.02	2.21				
TOTAL PAYROLL	55	.73	.63	.36	.95				
TOTAL CONTRACT	59	1.73	1.64	1.20	2.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8077	57
AVG SQFT/RETAIL TENANT	1896	10
AVG SQFT/OFFICE WORKER	229	42
AVG % OFFICE OCCUPANCY	89.9	58
AVG % RETAIL OCCUPANCY	100.0	10
AVG $ RATE YR-END RENT	19.49	49
RENTABLE/GROSS SQFT	.98	47

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.91	50	**UTILITIES TOTAL**	1.41	48	SECURITY TOTAL	.13	31	**FIXED EXP TOTAL**	2.31	50	**TOTAL PAYROLL**	.63	48
PAYROLL	.07	6	ELECTRICAL	1.30	47	SEC PAYROLL	.31	2	REAL ESTATE TAX	2.12	50	CLEANING	.07	6
CONTRACT	.74	49	GAS	.20	16	SEC CONTRACTS	.13	30	BUILDING INS	.19	48	REPAIR/MAINT	.48	35
SUP/MAT/MISC	.06	34	FUEL OIL	.10	7	SEC OTHER	.04	1	PERS PROP TAX	.00	1	RDS/GROUNDS	.05	15
TRASH REMOVAL	.11	39	PURCH STEAM	.20	1	**ADMIN TOTAL**	.78	49	OTHER TAX	.04	2	SECURITY	.31	2
REPR/MAINT TOTAL	.90	50	PURCH CH WTR			PAYROLL	.26	36	**LEASING EXPENSES**	.38	30	ADMINISTRATIVE	.26	38
PAYROLL	.49	33	COAL			MGMT FEES	.52	45	ADV/PROMOTION	.02	22	**TOTAL CONTRACTS**	1.67	52
ELEVATOR	.05	44	WATER/SEWER	.04	42	LEGAL FEES	.02	12	COMM/FEES	.27	16	CLEANING	.78	49
HVAC	.11	46	**RDS/GNDS/SEC TOTAL**	.38	49	AUDIT FEES	.03	32	TENANT ALTS	.45	21	REPAIR/MAINT	.12	31
ELECTRICAL	.03	48	RDS/GNDS TOTAL	.27	49	GEN OFC EXP	.05	42	BUY-OUTS			RDS/GROUNDS	.24	48
STRUCT/ROOF	.03	12	RDS/GNDS PAYRL	.05	15	OTHER ADM.EXP	.06	32				SECURITY	.13	30
PLUMBING	.02	35	RDS/GNDS CONTR	.24	48							ADMINISTRATIVE	.53	48
FIRE/LIFE SFTY	.01	14	RDS/GNDS OTHER	.07	19									
OTHER MAINT/SUP	.18	49												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Boston, MA

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	424,149 SQ. FT.				419,237 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					13.68	12.15	9.21	19.13
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	13.52	12.15	9.21	17.07				
MISCELLANEOUS	4	.36	.29	.15	.43				
TOTAL INCOME	13	13.63	12.15	9.21	17.33				
EXPENSE									
CLEANING	13	.73	1.00	.36	1.07	.74	1.00	.36	1.14
REPAIR-MAINT	13	.64	.27	.12	1.25	.65	.27	.12	1.25
UTILITIES	13	1.28	1.69	.49	2.00	1.28	1.69	.49	2.00
RDS/GRNDS/SEC	12	.33	.36	.28	.39	.33	.36	.28	.39
ADMINISTRATIVE	12	.79	1.05	.14	1.47	.79	1.05	.14	1.47
TOTAL OPER EXP	13	3.71	3.97	1.97	5.90	3.74	3.97	1.97	5.90
FIXED EXPENSES	11	2.19	2.23	1.70	2.91	2.19	2.23	1.70	2.91
TOTAL OPER+FIX	13	5.73	7.07	2.75	8.05	5.88	7.07	2.75	8.29
LEASING EXP	5	.75	.16	.01	2.11				
TOTAL PAYROLL	11	.53	.64	.22	.77				
TOTAL CONTRACT	13	1.36	1.36	.76	2.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14175	13
AVG SQFT/RETAIL TENANT	1228	1
AVG SQFT/OFFICE WORKER	197	7
AVG % OFFICE OCCUPANCY	91.3	13
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	15.95	9
RENTABLE/GROSS SQFT	.98	11

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.00	13	**UTILITIES TOTAL**	1.69	13	SECURITY TOTAL	.04	3	**FIXED EXP TOTAL**	2.23	11	**TOTAL PAYROLL**	.64	11
PAYROLL	.67	1	ELECTRICAL	1.28	13	SEC PAYROLL			REAL ESTATE TAX	2.10	11	CLEANING	.67	1
CONTRACT	.54	12	GAS	.35	1	SEC CONTRACTS	.04	3	BUILDING INS	.14	10	REPAIR/MAINT	.52	5
SUP/MAT/MISC	.04	7	FUEL OIL	.21	3	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.05	1
TRASH REMOVAL	.17	9	PURCH STEAM	.20	1	**ADMIN TOTAL**	1.05	12	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.27	13	PURCH CH WTR			PAYROLL	.26	7	**LEASING EXPENSES**	.16	5	ADMINISTRATIVE	.26	7
PAYROLL	.52	5	COAL			MGMT FEES	.45	11	ADV/PROMOTION	.02	4	**TOTAL CONTRACTS**	1.36	13
ELEVATOR	.06	9	WATER/SEWER	.04	11	LEGAL FEES	.04	3	COMM/FEES	.16	3	CLEANING	.54	12
HVAC	.10	10	**RDS/GNDS/SEC TOTAL**	.36	12	AUDIT FEES	.04	7	TENANT ALTS	1.18	2	REPAIR/MAINT	.09	10
ELECTRICAL	.02	13	RDS/GNDS TOTAL	.36	12	GEN OFC EXP	.06	10	BUY-OUTS			RDS/GROUNDS	.34	12
STRUCT/ROOF	.08	2	RDS/GNDS PAYRL	.05	1	OTHER ADM EXP	.05	7				SECURITY	.04	3
PLUMBING	.03	7	RDS/GNDS CONTR	.34	12							ADMINISTRATIVE	.48	11
FIRE/LIFE SFTY	.01	3	RDS/GNDS OTHER	.02	4									
OTHER MAINT/SUP	.09	12												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	1,032,568 SQ. FT.				1,032,568 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	14					16.31	14.66	11.99	21.22
RETAIL AREA									
OTHER AREA									
TOTAL RENT	14	16.31	14.66	11.99	21.22				
MISCELLANEOUS	10	.12	.11	.03	.24				
TOTAL INCOME	14	16.40	14.72	12.17	21.32				
EXPENSE									
CLEANING	14	.89	.87	.76	1.17	.89	.87	.76	1.17
REPAIR-MAINT	14	.94	.94	.76	1.06	.94	.94	.76	1.06
UTILITIES	14	1.42	1.40	.65	1.78	1.42	1.40	.65	1.78
RDS/GRNDS/SEC	14	.48	.41	.29	.68	.48	.41	.29	.68
ADMINISTRATIVE	14	1.00	1.03	.71	1.38	1.00	1.03	.71	1.38
TOTAL OPER EXP	14	4.74	5.14	4.26	5.50	4.74	5.14	4.26	5.50
FIXED EXPENSES	14	2.08	2.36	1.52	2.44	2.08	2.36	1.52	2.44
TOTAL OPER+FIX	14	6.82	7.25	5.79	7.83	6.82	7.25	5.79	7.83
LEASING EXP	9	2.89	1.66	.27	5.18				
TOTAL PAYROLL	13	.66	.65	.45	.96				
TOTAL CONTRACT	14	1.95	2.01	1.53	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6517	14
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	240	12
AVG % OFFICE OCCUPANCY	80.2	14
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	19.02	12
RENTABLE/GROSS SQFT	.97	11

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.87	14	**UTILITIES TOTAL**	1.40	14	SECURITY TOTAL	.13	9	**FIXED EXP TOTAL**	2.36	14	**TOTAL PAYROLL**	.65	13
PAYROLL			ELECTRICAL	1.33	14	SEC PAYROLL			REAL ESTATE TAX	2.17	14	CLEANING		
CONTRACT	.72	14	GAS	.21	7	SEC CONTRACTS	.13	9	BUILDING INS	.19	13	REPAIR/MAINT	.64	9
SUP/MAT/MISC	.06	12	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.05	6
TRASH REMOVAL	.06	12	PURCH STEAM			**ADMIN TOTAL**	1.03	14	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.94	14	PURCH CH WTR			PAYROLL	.26	13	**LEASING EXPENSES**	1.66	9	ADMINISTRATIVE	.26	13
PAYROLL	.64	9	COAL			MGMT FEES	.55	14	ADV/PROMOTION	.06	9	**TOTAL CONTRACTS**	2.01	14
ELEVATOR	.05	13	WATER/SEWER	.06	12	LEGAL FEES	.08	1	COMM/FEES	.67	7	CLEANING	.72	14
HVAC	.14	14	**RDS/GNDS/SEC TOTAL**	.41	14	AUDIT FEES	.03	12	TENANT ALTS	.53	9	REPAIR/MAINT	.23	8
ELECTRICAL	.03	14	RDS/GNDS TOTAL	.32	14	GEN OFC EXP	.11	14	BUY-OUTS			RDS/GROUNDS	.32	14
STRUCT/ROOF	.02	4	RDS/GNDS PAYRL	.05	6	OTHER ADM EXP	.16	8				SECURITY	.13	9
PLUMBING	.01	12	RDS/GNDS CONTR	.32	14							ADMINISTRATIVE	.59	14
FIRE/LIFE SFTY	.01	3	RDS/GNDS OTHER											
OTHER MAINT/SUP	.18	14												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Boston, MA

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	2,968,063 SQ. FT.				2,800,793 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					16.70	17.41	11.61	20.52
RETAIL AREA	1	12.87	12.87						
OTHER AREA	1	5.86	5.86						
TOTAL RENT	18	16.98	17.12	11.73	21.08				
MISCELLANEOUS	8	.65	.32	.13	.86				
TOTAL INCOME	18	17.25	17.20	11.73	21.24				
EXPENSE									
CLEANING	19	.99	.92	.71	1.22	1.01	.92	.77	1.23
REPAIR-MAINT	19	.96	.89	.66	1.31	.97	.89	.64	1.42
UTILITIES	15	1.51	1.59	1.21	2.02	1.59	1.59	1.21	2.02
RDS/GRNDS/SEC	19	.54	.51	.24	.67	.54	.51	.24	.67
ADMINISTRATIVE	19	.76	.68	.43	.91	.76	.68	.43	.91
TOTAL OPER EXP	19	4.46	4.75	3.42	5.35	3.06	4.75	3.13	5.62
FIXED EXPENSES	19	2.16	2.26	1.55	2.40	2.19	2.26	1.55	2.40
TOTAL OPER+FIX	19	6.62	6.98	5.49	7.72	5.45	7.03	5.17	7.72
LEASING EXP	12	.53	.26	.02	.58				
TOTAL PAYROLL	18	.75	.65	.32	.96				
TOTAL CONTRACT	19	1.94	1.58	1.17	2.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12359	17
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	239	10
AVG % OFFICE OCCUPANCY	91.8	18
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	22.07	15
RENTABLE/GROSS SQFT	.99	14

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.92**	**19**
PAYROLL	.07	5
CONTRACT	.80	19
SUP/MAT/MISC	.06	15
TRASH REMOVAL	.10	14
REPR/MAINT TOTAL	**.89**	**19**
PAYROLL	.41	15
ELEVATOR	.05	18
HVAC	.08	18
ELECTRICAL	.04	17
STRUCT/ROOF	.06	4
PLUMBING	.02	12
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.23	19

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.59**	**15**
ELECTRICAL	1.55	14
GAS	.07	4
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	15
RDS/GNDS/SEC TOTAL	**.51**	**19**
RDS/GNDS TOTAL	.24	19
RDS/GNDS PAYRL	.08	8
RDS/GNDS CONTR	.17	18
RDS/GNDS OTHER	.08	13

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	17
SEC PAYROLL	.31	2
SEC CONTRACTS	.18	16
SEC OTHER	.04	1
ADMIN TOTAL	**.68**	**19**
PAYROLL	.25	16
MGMT FEES	.32	16
LEGAL FEES	.02	6
AUDIT FEES	.04	9
GEN OFC EXP	.05	16
OTHER ADM EXP	.09	13

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**2.26**	**19**
REAL ESTATE TAX	2.11	19
BUILDING INS	.16	19
PERS PROP TAX	.00	1
OTHER TAX	.04	2
LEASING EXPENSES	**.26**	**12**
ADV/PROMOTION	.01	7
COMM/FEES	.16	4
TENANT ALTS	.36	8
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.65**	**18**
CLEANING	.07	5
REPAIR/MAINT	.41	15
RDS/GROUNDS	.08	8
SECURITY	.31	2
ADMINISTRATIVE	.25	16
TOTAL CONTRACTS	**1.58**	**19**
CLEANING	.82	19
REPAIR/MAINT	.09	11
RDS/GROUNDS	.17	18
SECURITY	.18	16
ADMINISTRATIVE	.34	17

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Buffalo, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	3,122,174 SQ. FT.				3,030,361 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					12.57	12.64	9.96	15.99
RETAIL AREA	6	6.00	19.49	9.85	110.90				
OTHER AREA	3	11.36	6.61						
TOTAL RENT	11	12.57	12.28	9.73	15.99				
MISCELLANEOUS	7	1.27	.29	.01	1.21				
TOTAL INCOME	11	13.63	13.37	10.34	16.39				
EXPENSE									
CLEANING	11	.81	.80	.72	1.10	.83	.96	.72	1.10
REPAIR-MAINT	11	1.19	1.05	.79	2.33	1.22	1.06	.79	2.45
UTILITIES	11	2.06	1.72	1.45	2.16	2.12	1.87	1.45	2.42
RDS/GRNDS/SEC	11	.34	.26	.16	.64	.34	.26	.16	.64
ADMINISTRATIVE	11	.48	.57	.28	.64	.48	.57	.29	.64
TOTAL OPER EXP	11	4.89	4.73	3.67	6.37	5.02	4.91	3.76	6.77
FIXED EXPENSES	11	2.26	2.43	1.29	2.84	2.26	2.43	1.29	2.84
TOTAL OPER+FIX	11	7.15	7.50	5.11	8.94	7.28	7.69	5.21	9.70
LEASING EXP	5	.47	.40	.16	1.22				
TOTAL PAYROLL	11	.77	.54	.41	1.66				
TOTAL CONTRACT	11	1.46	1.88	.76	2.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9782	11
AVG SQFT/RETAIL TENANT	2994	7
AVG SQFT/OFFICE WORKER	202	9
AVG % OFFICE OCCUPANCY	95.9	11
AVG % RETAIL OCCUPANCY	82.1	7
AVG $ RATE YR-END RENT	18.18	11
RENTABLE/GROSS SQFT	.78	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.80**	**11**
PAYROLL	.88	3
CONTRACT	.65	10
SUP/MAT/MISC	.08	9
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	**1.05**	**11**
PAYROLL	.54	11
ELEVATOR	.12	11
HVAC	.16	8
ELECTRICAL	.08	8
STRUCT/ROOF	.66	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.12	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.72**	**11**
ELECTRICAL	1.45	11
GAS	.28	8
FUEL OIL	.01	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	9
RDS/GNDS/SEC TOTAL	**.26**	**11**
RDS/GNDS TOTAL	.04	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	7
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	11
SEC PAYROLL	.09	5
SEC CONTRACTS	.24	9
SEC OTHER	.02	3
ADMIN TOTAL	**.57**	**11**
PAYROLL	.14	4
MGMT FEES	.51	10
LEGAL FEES	.01	3
AUDIT FEES	.04	2
GEN OFC EXP	.05	7
OTHER ADM EXP	.05	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**2.43**	**11**
REAL ESTATE TAX	1.73	11
BUILDING INS	.34	11
PERS PROP TAX		
OTHER TAX	.19	3
LEASING EXPENSES	**.40**	**5**
ADV/PROMOTION	.03	2
COMM/FEES	.20	4
TENANT ALTS	.35	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.54**	**11**
CLEANING	.88	3
REPAIR/MAINT	.54	11
RDS/GROUNDS		
SECURITY	.09	5
ADMINISTRATIVE	.14	4
TOTAL CONTRACTS	**1.88**	**11**
CLEANING	.67	10
REPAIR/MAINT	.49	8
RDS/GROUNDS	.05	7
SECURITY	.22	11
ADMINISTRATIVE	.54	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Buffalo, NY

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	987,085 SQ. FT.				930,459 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.41	13.44	9.96	13.76
RETAIL AREA	2	4.65	39.22						
OTHER AREA	1	1.25	1.25						
TOTAL RENT	5	10.98	10.97	9.73	13.72				
MISCELLANEOUS	3	.61	.02						
TOTAL INCOME	5	11.34	10.98	10.34	13.73				
EXPENSE									
CLEANING	5	1.06	1.09	.89	1.20	1.12	1.09	1.07	1.20
REPAIR-MAINT	5	1.95	2.12	1.42	2.54	2.06	2.36	1.64	2.61
UTILITIES	5	1.78	1.76	1.31	2.16	1.89	2.08	1.31	2.42
RDS/GRNDS/SEC	5	.48	.24	.15	1.04	.48	.24	.15	1.04
ADMINISTRATIVE	5	.60	.64	.46	.69	.60	.64	.46	.69
TOTAL OPER EXP	5	5.86	6.28	4.73	6.93	6.22	6.46	5.33	7.43
FIXED EXPENSES	5	2.22	2.79	1.54	2.95	2.22	2.79	1.54	2.95
TOTAL OPER+FIX	5	8.09	8.35	6.62	9.88	8.44	9.53	6.87	10.24
LEASING EXP	2	1.03	1.07						
TOTAL PAYROLL	5	1.48	1.31	.92	2.02				
TOTAL CONTRACT	5	2.13	2.58	1.25	3.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5260	5
AVG SQFT/RETAIL TENANT	7245	2
AVG SQFT/OFFICE WORKER	197	5
AVG % OFFICE OCCUPANCY	95.5	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.90	5
RENTABLE/GROSS SQFT	.79	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.09	5
PAYROLL	.95	2
CONTRACT	.74	4
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	2.12	5
PAYROLL	.92	5
ELEVATOR	.12	5
HVAC	.31	4
ELECTRICAL	.08	4
STRUCT/ROOF	.70	2
PLUMBING	.13	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.37	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.76	5
ELECTRICAL	1.06	5
GAS	.24	5
FUEL-OIL	.01	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	.24	5
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	5
SEC PAYROLL	.09	2
SEC CONTRACTS	.24	5
SEC OTHER	.05	2
ADMIN TOTAL	.64	5
PAYROLL	.34	2
MGMT FEES	.55	4
LEGAL FEES	.01	1
AUDIT FEES	.02	1
GEN OFC EXP	.05	4
OTHER ADM EXP	.05	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.79	5
REAL ESTATE TAX	1.89	5
BUILDING INS	.32	5
PERS PROP TAX		
OTHER TAX	.19	3
LEASING EXPENSES	1.07	2
ADV/PROMOTION	.05	1
COMM/FEES	.20	1
TENANT ALTS	1.88	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.31	5
CLEANING	.95	2
REPAIR/MAINT	.92	5
RDS/GROUNDS		
SECURITY	.09	2
ADMINISTRATIVE	.34	2
TOTAL CONTRACTS	2.58	5
CLEANING	.74	4
REPAIR/MAINT	.99	5
RDS/GROUNDS	.04	3
SECURITY	.24	5
ADMINISTRATIVE	.57	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,170,074 SQ. FT.				1,140,291 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.68	11.84		
RETAIL AREA	1	15.13	15.13						
OTHER AREA	1	21.26	21.26						
TOTAL RENT	3	14.06	12.98						
MISCELLANEOUS	3	.21	.29						
TOTAL INCOME	3	14.27	13.27						
EXPENSE									
CLEANING	3	.66	.75			.67	.75		
REPAIR-MAINT	3	.82	.83			.84	.83		
UTILITIES	3	1.79	1.67			1.82	1.68		
RDS/GRNDS/SEC	3	.25	.18			.25	.18		
ADMINISTRATIVE	3	.35	.23			.35	.23		
TOTAL OPER EXP	3	3.87	3.70			3.93	3.89		
FIXED EXPENSES	3	1.99	1.90			1.99	1.90		
TOTAL OPER+FIX	3	5.86	5.54			5.92	5.54		
LEASING EXP									
TOTAL PAYROLL	3	.44	.44						
TOTAL CONTRACT	3	1.20	.95						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10953	3
AVG SQFT/RETAIL TENANT	613	2
AVG SQFT/OFFICE WORKER	257	1
AVG % OFFICE OCCUPANCY	95.1	3
AVG % RETAIL OCCUPANCY	26.1	2
AVG $ RATE YR-END RENT	20.00	3
RENTABLE/GROSS SQFT	.79	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	3
PAYROLL	.04	1
CONTRACT	.65	3
SUP/MAT/MISC	.08	2
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.83	3
PAYROLL	.34	3
ELEVATOR	.12	3
HVAC	.10	1
ELECTRICAL	.27	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.02	1
OTHER MAINT/SUP	.09	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.67	3
ELECTRICAL	1.43	3
GAS	.26	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.18	3
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	1
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.18	3
SEC PAYROLL	.04	1
SEC CONTRACTS	.18	3
SEC OTHER	.02	1
ADMIN TOTAL	.23	3
PAYROLL	.13	1
MGMT FEES	.12	3
LEGAL FEES	.01	1
AUDIT FEES	.07	1
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.90	3
REAL ESTATE TAX	1.45	3
BUILDING INS	.41	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.44	3
CLEANING	.04	1
REPAIR/MAINT	.34	3
RDS/GROUNDS		
SECURITY	.04	1
ADMINISTRATIVE	.13	1
TOTAL CONTRACTS	.95	3
CLEANING	.65	3
REPAIR/MAINT	.49	1
RDS/GROUNDS	.03	1
SECURITY	.18	3
ADMINISTRATIVE	.12	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Buffalo, NY

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	308,036 SQ. FT.				308,036 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.65	9.75		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.65	9.75						
MISCELLANEOUS	1	.01	.01						
TOTAL INCOME	4	9.65	9.76						
EXPENSE									
CLEANING	5	1.00	1.12			1.00	1.12		
REPAIR-MAINT	5	1.54	1.30			1.54	1.30		
UTILITIES	5	2.08	2.26			2.08	2.26		
RDS/GRNDS/SEC	5	.96	.61			.96	.61		
ADMINISTRATIVE	5	.61	.63			.61	.63		
TOTAL OPER EXP	5	6.20	5.62			6.20	5.62		
FIXED EXPENSES	5	1.54	1.83			1.54	1.83		
TOTAL OPER+FIX	5	7.74	8.36			7.74	8.36		
LEASING EXP									
TOTAL PAYROLL	5	.67	.77						
TOTAL CONTRACT	5	2.94	2.38						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	144000	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	389	5
AVG % OFFICE OCCUPANCY	96.8	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.00	4
RENTABLE/GROSS SQFT	.91	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.12	5
PAYROLL	.19	2
CONTRACT	.61	5
SUP/MAT/MISC	.14	5
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	1.30	5
PAYROLL	.45	5
ELEVATOR	.05	5
HVAC	.31	5
ELECTRICAL	.05	5
STRUCT/ROOF	.09	1
PLUMBING	.54	1
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.21	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.26	5
ELECTRICAL	2.14	5
GAS	.08	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.61	5
RDS/GNDS TOTAL	.31	5
RDS/GNDS PAYRL	.04	1
RDS/GNDS CONTR	.27	4
RDS/GNDS OTHER	.15	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.86	4
SEC PAYROLL	.05	1
SEC CONTRACTS	.81	4
SEC OTHER	.02	4
ADMIN TOTAL	.63	5
PAYROLL	.19	1
MGMT FEES	.60	4
LEGAL FEES	.08	3
AUDIT FEES	.18	3
GEN OFC EXP	.01	5
OTHER ADM EXP	.02	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.83	5
REAL ESTATE TAX	1.48	5
BUILDING INS	.43	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.77	5
CLEANING	.19	2
REPAIR/MAINT	.45	5
RDS/GROUNDS	.04	1
SECURITY	.05	1
ADMINISTRATIVE	.19	1
TOTAL CONTRACTS	2.38	5
CLEANING	.61	5
REPAIR/MAINT	.85	5
RDS/GROUNDS	.31	5
SECURITY	.81	4
ADMINISTRATIVE	.60	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Cedar Rapids, IA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	267,173 SQ. FT.				262,373 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.18	10.18		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.00	10.00						
MISCELLANEOUS	3	.00	.00						
TOTAL INCOME	3	10.00	10.00						
EXPENSE									
CLEANING	3	.90	.90			.92	.92		
REPAIR-MAINT	3	.43	.43			.44	.44		
UTILITIES	3	1.46	1.46			1.49	1.49		
RDS/GRNDS/SEC	3	.31	.31			.31	.31		
ADMINISTRATIVE	3	.32	.32			.32	.32		
TOTAL OPER EXP	3	3.43	3.43			3.49	3.49		
FIXED EXPENSES	3	1.51	1.51			1.51	1.51		
TOTAL OPER+FIX	3	4.94	4.94			5.00	5.00		
LEASING EXP	3	.08	.08						
TOTAL PAYROLL	3	.67	.67						
TOTAL CONTRACT	3	1.57	1.57						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	41105	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	224	3
AVG % OFFICE OCCUPANCY	94.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	14.40	3
RENTABLE/GROSS SQFT	.84	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.90	3
PAYROLL		
CONTRACT	.72	3
SUP/MAT/MISC	.15	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.43	3
PAYROLL		
ELEVATOR	.08	3
HVAC	.11	3
ELECTRICAL	.03	3
STRUCT/ROOF	.01	3
PLUMBING		
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.20	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.46	3
ELECTRICAL	1.43	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.31	3
RDS/GNDS TOTAL	.01	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.30	3
SEC PAYROLL		
SEC CONTRACTS	.30	3
SEC OTHER		
ADMIN TOTAL	.32	3
PAYROLL		
MGMT FEES	.32	3
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.00	3
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.51	3
REAL ESTATE TAX	1.31	3
BUILDING INS	.20	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.08	3
ADV/PROMOTION		
COMM/FEES	.08	3
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.67	3
CLEANING		
REPAIR/MAINT	.52	3
RDS/GROUNDS	.04	3
SECURITY		
ADMINISTRATIVE	.11	3
TOTAL CONTRACTS	1.57	3
CLEANING	.72	3
REPAIR/MAINT	.23	3
RDS/GROUNDS		
SECURITY	.30	3
ADMINISTRATIVE	.32	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Charleston, WV

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	628,764 SQ. FT.				628,764 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.47	11.34		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.84	12.25						
MISCELLANEOUS	2	.24	.34						
TOTAL INCOME	3	10.98	12.35						
EXPENSE									
CLEANING	3	.81	.83			.81	.83		
REPAIR-MAINT	3	1.14	1.16			1.14	1.16		
UTILITIES	3	1.81	1.68			1.81	1.68		
RDS/GRNDS/SEC	3	.34	.33			.34	.33		
ADMINISTRATIVE	3	.78	.73			.78	.73		
TOTAL OPER EXP	3	4.88	4.67			4.88	4.67		
FIXED EXPENSES	3	1.23	1.22			1.23	1.22		
TOTAL OPER+FIX	3	6.11	5.93			6.11	5.93		
LEASING EXP	2	.84	.88						
TOTAL PAYROLL	3	.86	1.06						
TOTAL CONTRACT	3	1.61	1.38						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5152	2
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	247	2
AVG % OFFICE OCCUPANCY	97.6	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.41	3
RENTABLE/GROSS SQFT	.89	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.09**	**2**
PAYROLL		
CONTRACT	1.02	2
SUP/MAT/MISC	.11	1
TRASH REMOVAL	.02	1
REPR/MAINT TOTAL	**1.16**	**3**
PAYROLL	.31	2
ELEVATOR	.24	2
HVAC	.11	2
ELECTRICAL	.08	2
STRUCT/ROOF	.11	1
PLUMBING	.01	1
FIRE/LIFE SFTY	.02	1
OTHER MAINT/SUP	.57	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.68**	**3**
ELECTRICAL	1.42	3
GAS	.32	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	2
RDS/GNDS/SEC TOTAL	**.33**	**3**
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL	.01	1
RDS/GNDS CONTR	.10	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	3
SEC PAYROLL	.25	1
SEC CONTRACTS	.30	2
SEC OTHER		
ADMIN TOTAL	**.73**	**3**
PAYROLL	.69	3
MGMT FEES	.08	1
LEGAL FEES	.01	3
AUDIT FEES	.25	1
GEN OFC EXP	.07	3
OTHER ADM EXP	.06	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.22**	**3**
REAL ESTATE TAX	1.01	3
BUILDING INS	.16	3
PERS PROP TAX	.04	1
OTHER TAX	.23	1
LEASING EXPENSES	**.88**	**2**
ADV/PROMOTION	.02	1
COMM/FEES	.44	1
TENANT ALTS	.65	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.06**	**3**
CLEANING		
REPAIR/MAINT	.31	2
RDS/GROUNDS	.01	1
SECURITY	.25	1
ADMINISTRATIVE	.69	3
TOTAL CONTRACTS	**1.38**	**3**
CLEANING	.70	3
REPAIR/MAINT	.64	2
RDS/GROUNDS	.10	1
SECURITY	.30	2
ADMINISTRATIVE	.02	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	628,764 SQ. FT.				628,764 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.47	11.34		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.84	12.25						
MISCELLANEOUS	2	.24	.34						
TOTAL INCOME	3	10.98	12.35						
EXPENSE									
CLEANING	3	.81	.83			.81	.83		
REPAIR-MAINT	3	1.14	1.16			1.14	1.16		
UTILITIES	3	1.81	1.68			1.81	1.68		
RDS/GRNDS/SEC	3	.34	.33			.34	.33		
ADMINISTRATIVE	3	.78	.73			.78	.73		
TOTAL OPER EXP	3	4.88	4.67			4.88	4.67		
FIXED EXPENSES	3	1.23	1.22			1.23	1.22		
TOTAL OPER+FIX	3	6.11	5.93			6.11	5.93		
LEASING EXP	2	.84	.88						
TOTAL PAYROLL	3	.86	1.06						
TOTAL CONTRACT	3	1.61	1.38						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5152	2
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	247	2
AVG % OFFICE OCCUPANCY	97.6	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.41	3
RENTABLE/GROSS SQFT	.89	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.09**	**2**
PAYROLL		
CONTRACT	1.02	2
SUP/MAT/MISC	.11	1
TRASH REMOVAL	.02	1
REPR/MAINT TOTAL	**1.16**	**3**
PAYROLL	.31	2
ELEVATOR	.24	2
HVAC	.11	2
ELECTRICAL	.08	2
STRUCT/ROOF	.11	1
PLUMBING	.01	1
FIRE/LIFE SFTY	.02	1
OTHER MAINT/SUP	.57	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.68**	**3**
ELECTRICAL	1.42	3
GAS	.32	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	2
RDS/GNDS/SEC TOTAL	**.33**	**3**
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL	.01	1
RDS/GNDS CONTR	.10	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	3
SEC PAYROLL	.25	1
SEC CONTRACTS	.30	2
SEC OTHER		
ADMIN TOTAL	**.73**	**3**
PAYROLL	.69	3
MGMT FEES	.08	1
LEGAL FEES	.01	3
AUDIT FEES	.25	1
GEN OFC EXP	.07	3
OTHER ADM EXP	.06	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.22**	**3**
REAL ESTATE TAX	1.01	3
BUILDING INS	.16	3
PERS PROP TAX	.04	1
OTHER TAX	.23	1
LEASING EXPENSES	**.88**	**2**
ADV/PROMOTION	.02	1
COMM/FEES	.44	1
TENANT ALTS	.65	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.06**	**3**
CLEANING		
REPAIR/MAINT	.31	2
RDS/GROUNDS	.01	1
SECURITY	.25	1
ADMINISTRATIVE	.69	3
TOTAL CONTRACTS	**1.38**	**3**
CLEANING	.70	3
REPAIR/MAINT	.64	2
RDS/GROUNDS	.10	1
SECURITY	.30	2
ADMINISTRATIVE	.02	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Charlotte, NC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,242,108 SQ. FT.				2,133,514 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					14.00	12.30	8.01	16.42
RETAIL AREA	4	14.30	11.61						
OTHER AREA	2	9.99	9.99						
TOTAL RENT	8	13.64	12.22	8.01	15.92				
MISCELLANEOUS	5	.58	.57	.27	1.05				
TOTAL INCOME	8	14.17	12.37	8.01	16.45				
EXPENSE									
CLEANING	8	.71	.71	.59	.79	.74	.73	.59	.79
REPAIR-MAINT	8	.65	.64	.61	.82	.67	.65	.63	.82
UTILITIES	8	1.50	1.58	1.20	1.88	1.53	1.58	1.20	1.93
RDS/GRNDS/SEC	7	.42	.35	.05	.48	.42	.35	.05	.48
ADMINISTRATIVE	8	.50	.32	.10	.49	.50	.32	.10	.49
TOTAL OPER EXP	8	3.77	3.83	3.82	3.95	3.90	3.95	3.82	4.04
FIXED EXPENSES	8	1.01	.79	.64	1.13	1.01	.79	.64	1.13
TOTAL OPER + FIX	8	4.78	4.66	4.47	5.04	4.91	4.66	4.47	5.25
LEASING EXP	6	.54	.30	.22	.99				
TOTAL PAYROLL	7	.92	.58	.28	1.13				
TOTAL CONTRACT	8	.91	1.13	.38	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10165	7
AVG SQFT/RETAIL TENANT	2294	4
AVG SQFT/OFFICE WORKER	215	8
AVG % OFFICE OCCUPANCY	97.6	8
AVG % RETAIL OCCUPANCY	99.6	5
AVG $ RATE YR-END RENT	14.12	8
RENTABLE/GROSS SQFT	.91	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	8
PAYROLL	.60	2
CONTRACT	.53	8
SUP/MAT/MISC	.05	8
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	.64	8
PAYROLL	.22	7
ELEVATOR	.16	8
HVAC	.14	7
ELECTRICAL	.03	6
STRUCT/ROOF	.01	3
PLUMBING	.01	6
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.12	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.58	8
ELECTRICAL	1.42	8
GAS		
FUEL OIL	.18	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC TOTAL	.35	7
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.33	7
SEC PAYROLL	.40	4
SEC CONTRACTS	.04	7
SEC OTHER	.02	2
ADMIN TOTAL	.32	8
PAYROLL	.22	4
MGMT FEES	.31	7
LEGAL FEES	.00	3
AUDIT FEES	.02	4
GEN OFC EXP	.06	5
OTHER ADM EXP	.02	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.79	8
REAL ESTATE TAX	.72	8
BUILDING INS	.05	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.30	6
ADV/PROMOTION	.05	4
COMM/FEES	.19	6
TENANT ALTS	.26	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.58	7
CLEANING	.60	2
REPAIR/MAINT	.22	7
RDS/GROUNDS		
SECURITY	.40	4
ADMINISTRATIVE	.22	4
TOTAL CONTRACTS	1.13	8
CLEANING	.53	8
REPAIR/MAINT	.26	7
RDS/GROUNDS	.04	2
SECURITY	.04	7
ADMINISTRATIVE	.31	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	196,846 SQ. FT.				185,930 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					5.88	8.01		
RETAIL AREA	1	1.12	1.12						
OTHER AREA									
TOTAL RENT	3	5.59	8.01						
MISCELLANEOUS									
TOTAL INCOME	3	5.59	8.01						
EXPENSE									
CLEANING	3	.43	.59			.45	.59		
REPAIR-MAINT	3	.61	.82			.65	.82		
UTILITIES	3	1.05	1.58			1.11	1.58		
RDS/GRNDS/SEC	2	.05	.05			.05	.05		
ADMINISTRATIVE	3	.22	.32			.22	.32		
TOTAL OPER EXP	3	2.34	3.82			2.46	3.82		
FIXED EXPENSES	3	.57	.64			.57	.64		
TOTAL OPER + FIX	3	2.91	4.47			3.04	4.47		
LEASING EXP	1	.30	.30						
TOTAL PAYROLL	2	.47	.46						
TOTAL CONTRACT	3	.88	1.33						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6867	2
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	349	3
AVG % OFFICE OCCUPANCY	87.2	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	10.62	3
RENTABLE/GROSS SQFT	.85	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.59	3
PAYROLL		
CONTRACT	.53	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.00	1
REPR/MAINT TOTAL	.82	3
PAYROLL	.46	2
ELEVATOR	.07	3
HVAC	.26	2
ELECTRICAL	.00	1
STRUCT/ROOF	.00	1
PLUMBING	.00	1
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.12	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.58	3
ELECTRICAL	1.35	3
GAS		
FUEL OIL	.18	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.05	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	2
SEC PAYROLL		
SEC CONTRACTS	.05	2
SEC OTHER		
ADMIN TOTAL	.32	3
PAYROLL		
MGMT FEES	.32	3
LEGAL FEES	.00	1
AUDIT FEES	.00	1
GEN OFC EXP	.00	1
OTHER ADM EXP	.00	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.64	3
REAL ESTATE TAX	.60	3
BUILDING INS	.05	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.30	1
ADV/PROMOTION	.00	1
COMM/FEES	.04	1
TENANT ALTS	.26	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.46	2
CLEANING		
REPAIR/MAINT	.46	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.33	3
CLEANING	.53	3
REPAIR/MAINT	.31	3
RDS/GROUNDS		
SECURITY	.05	2
ADMINISTRATIVE	.32	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Charlotte, NC

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	998,750 SQ. FT.				998,750 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					12.70	12.74	10.08	14.49
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	12.70	12.74	10.08	14.49				
MISCELLANEOUS	12	.41	.19	.06	.62				
TOTAL INCOME	12	13.11	13.10	10.22	14.66				
EXPENSE									
CLEANING	12	.66	.60	.57	.80	.66	.60	.57	.80
REPAIR-MAINT	12	.55	.63	.43	.67	.55	.63	.43	.67
UTILITIES	12	1.59	1.91	1.09	2.16	1.59	1.91	1.09	2.16
RDS/GRNDS/SEC	12	.23	.23	.19	.27	.23	.23	.19	.27
ADMINISTRATIVE	12	.71	.71	.59	.79	.71	.71	.59	.79
TOTAL OPER EXP	12	3.74	3.89	3.42	4.38	3.74	3.89	3.42	4.38
FIXED EXPENSES	12	.93	.91	.84	1.01	.93	.91	.84	1.01
TOTAL OPER+FIX	12	4.67	4.78	4.50	5.29	4.67	4.78	4.50	5.29
LEASING EXP	10	.36	.07	.01	.80				
TOTAL PAYROLL	2	.58	.42						
TOTAL CONTRACT	12	1.69	1.75	1.45	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6258	12
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	220	12
AVG % OFFICE OCCUPANCY	95.9	12
AVG % RETAIL OCCUPANCY	.0	.0
AVG $ RATE YR-END RENT	15.96	10
RENTABLE/GROSS SQFT	.88	11

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	12
PAYROLL		
CONTRACT	.53	12
SUP/MAT/MISC	.08	11
TRASH REMOVAL	.05	11
REPR/MAINT TOTAL	.63	12
PAYROLL	.12	1
ELEVATOR	.07	12
HVAC	.16	12
ELECTRICAL	.04	5
STRUCT/ROOF	.02	10
PLUMBING	.01	11
FIRE/LIFE SFTY	.01	9
OTHER MAINT/SUP	.19	12

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.91	12
ELECTRICAL	1.84	12
GAS	.47	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	12
RDS/GNDS/SEC TOTAL	.23	12
RDS/GNDS TOTAL	.14	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	12
RDS/GNDS OTHER	.06	10

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	12
SEC PAYROLL		
SEC CONTRACTS	.10	11
SEC OTHER	.03	1
ADMIN TOTAL	.71	12
PAYROLL		
MGMT FEES	.66	12
LEGAL FEES	.02	8
AUDIT FEES	.03	5
GEN OFC EXP	.02	2
OTHER ADM EXP	.01	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.91	12
REAL ESTATE TAX	.85	12
BUILDING INS	.07	12
PERS PROP TAX	.00	1
OTHER TAX		
LEASING EXPENSES	.07	10
ADV/PROMOTION	.01	9
COMM/FEES	.14	8
TENANT ALTS	.01	5
BUY-OUTS	.58	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.12	1
CLEANING		
REPAIR/MAINT	.12	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.75	12
CLEANING	.53	12
REPAIR/MAINT	.37	11
RDS/GROUNDS	.08	12
SECURITY	.10	11
ADMINISTRATIVE	.70	11

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	890,820 SQ. FT.				890,820 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					11.77	11.58	9.11	14.49
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	11.77	11.58	9.11	14.49				
MISCELLANEOUS	10	.29	.14	.05	.50				
TOTAL INCOME	10	12.06	11.77	9.73	14.61				
EXPENSE									
CLEANING	10	.69	.60	.57	[illegible]	.69	.60	.57	.82
REPAIR-MAINT	10	.62	.63	.49	.71	.62	.63	.49	.71
UTILITIES	10	2.05	1.92	1.58	2.36	2.05	1.92	1.58	2.36
RDS/GRNDS/SEC	10	.24	.23	.19	.31	.24	.23	.19	.31
ADMINISTRATIVE	10	.66	.69	.54	.76	.66	.69	.54	.76
TOTAL OPER EXP	10	4.26	4.06	3.66	4.91	4.26	4.06	3.66	4.91
FIXED EXPENSES	10	.95	.91	.84	1.04	.95	.91	.84	1.04
TOTAL OPER+FIX	10	5.21	5.05	4.59	5.77	5.21	5.05	4.59	5.77
LEASING EXP	8	.29	.07	.01	.50				
TOTAL PAYROLL	1	.12	.12						
TOTAL CONTRACT	10	1.69	1.79	1.26	2.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5360	10
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	212	10
AVG % OFFICE OCCUPANCY	95.5	10
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.78	8
RENTABLE/GROSS SQFT	.89	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	10
PAYROLL		
CONTRACT	.53	10
SUP/MAT/MISC	.10	9
TRASH REMOVAL	.06	9
REPR/MAINT TOTAL	.63	10
PAYROLL	.12	1
ELEVATOR	.07	10
HVAC	.19	10
ELECTRICAL	.04	3
STRUCT/ROOF	.02	8
PLUMBING	.01	9
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.24	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.92	10
ELECTRICAL	1.89	10
GAS	.47	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	10
RDS/GNDS/SEC TOTAL	.23	10
RDS/GNDS TOTAL	.14	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	10
RDS/GNDS OTHER	.06	9

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.10	10
SEC PAYROLL		
SEC CONTRACTS	.10	9
SEC OTHER	.03	1
ADMIN TOTAL	.69	10
PAYROLL		
MGMT FEES	.61	10
LEGAL FEES	.02	8
AUDIT FEES	.03	3
GEN OFC EXP	.02	2
OTHER ADM EXP	.01	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.91	10
REAL ESTATE TAX	.85	10
BUILDING INS	.07	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.07	8
ADV/PROMOTION	.01	7
COMM/FEES	.17	6
TENANT ALTS	.01	3
BUY-OUTS	.06	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.12	1
CLEANING		
REPAIR/MAINT	.12	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.79	10
CLEANING	.53	10
REPAIR/MAINT	.35	10
RDS/GROUNDS	.08	10
SECURITY	.10	9
ADMINISTRATIVE	.67	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Chicago, IL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	66 BLDS	38,463,518 SQ. FT.				36,384,629 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	62					15.87	14.55	11.67	18.65
RETAIL AREA	44	22.32	19.14	14.71	29.04				
OTHER AREA	14	15.70	6.44	1.46	16.47				
TOTAL RENT	65	16.02	14.28	11.50	18.46				
MISCELLANEOUS	53	.53	.31	.10	.74				
TOTAL INCOME	66	16.54	16.09	12.50	19.00				
EXPENSE									
CLEANING	68	1.51	1.41	1.07	1.74	1.59	1.51	1.19	1.79
REPAIR-MAINT	67	1.49	1.41	.88	1.88	1.57	1.47	.90	2.14
UTILITIES	68	1.74	1.52	1.18	2.09	1.82	1.60	1.21	2.18
RDS/GRNDS/SEC	65	.42	.31	.21	.52	.42	.31	.21	.52
ADMINISTRATIVE	68	.85	.87	.59	1.09	.85	.87	.59	1.09
TOTAL OPER EXP	68	6.00	5.73	4.70	6.65	6.31	6.28	4.94	7.15
FIXED EXPENSES	68	4.66	3.22	2.35	5.00	4.66	3.22	2.35	5.00
TOTAL OPER+FIX	68	10.66	9.35	8.07	10.90	10.97	9.72	8.36	11.85
LEASING EXP	63	.89	.68	.19	1.25				
TOTAL PAYROLL	56	1.39	1.06	.60	1.96				
TOTAL CONTRACT	67	2.06	2.06	1.20	2.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9409	65
AVG SQFT/RETAIL TENANT	3817	52
AVG SQFT/OFFICE WORKER	267	57
AVG % OFFICE OCCUPANCY	94.3	68
AVG % RETAIL OCCUPANCY	97.2	54
AVG $ RATE YR-END RENT	20.84	64
RENTABLE/GROSS SQFT	.92	49

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.42	66
PAYROLL	.76	32
CONTRACT	1.10	62
SUP/MAT/MISC	.08	56
TRASH REMOVAL	.04	59
REPR/MAINT TOTAL	1.47	65
PAYROLL	.55	61
ELEVATOR	.21	62
HVAC	.12	62
ELECTRICAL	.04	59
STRUCT/ROOF	.09	33
PLUMBING	.01	56
FIRE/LIFE SFTY	.01	38
OTHER MAINT/SUP	.17	61

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.55	65
ELECTRICAL	1.32	64
GAS	.26	41
FUEL OIL	.02	4
PURCH STEAM	.49	2
PURCH CH WTR	.47	1
COAL	.11	1
WATER/SEWER	.04	60
RDS/GNDS/SEC TOTAL	.32	63
RDS/GNDS TOTAL	.04	27
RDS/GNDS PAYRL	.06	4
RDS/GNDS CONTR	.04	19
RDS/GNDS OTHER	.01	16

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.32	62
SEC PAYROLL	.21	39
SEC CONTRACTS	.24	44
SEC OTHER	.01	21
ADMIN TOTAL	.85	66
PAYROLL	.25	47
MGMT FEES	.58	48
LEGAL FEES	.04	54
AUDIT FEES	.02	37
GEN OFC EXP	.06	59
OTHER ADM EXP	.05	47

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.15	66
REAL ESTATE TAX	2.98	65
BUILDING INS	.25	61
PERS PROP TAX		
OTHER TAX	.01	13
LEASING EXPENSES	.75	60
ADV/PROMOTION	.02	40
COMM/FEES	.14	50
TENANT ALTS	.61	51
BUY-OUTS	.22	5

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.06	66
CLEANING	.76	32
REPAIR/MAINT	.55	62
RDS/GROUNDS	.06	4
SECURITY	.23	40
ADMINISTRATIVE	.25	47
TOTAL CONTRACTS	2.08	66
CLEANING	1.11	63
REPAIR/MAINT	.37	50
RDS/GROUNDS	.04	19
SECURITY	.23	48
ADMINISTRATIVE	.58	55

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	231,374 SQ. FT.				220,561 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.01	12.00		
RETAIL AREA	2	24.64	36.30						
OTHER AREA									
TOTAL RENT	3	11.65	12.71						
MISCELLANEOUS	3	.13	.10						
TOTAL INCOME	3	11.77	12.72						
EXPENSE									
CLEANING	3	1.47	1.73			1.54	1.77		
REPAIR-MAINT	3	.99	.81			1.04	.83		
UTILITIES	3	1.77	1.64			1.86	1.64		
RDS/GRNDS/SEC	3	.92	.85			.92	.85		
ADMINISTRATIVE	3	.73	.46			.73	.46		
TOTAL OPER EXP	3	5.88	6.57			6.17	6.74		
FIXED EXPENSES	3	2.53	2.54			2.53	2.54		
TOTAL OPER+FIX	3	8.41	8.92			8.70	9.06		
LEASING EXP	3	1.39	1.63						
TOTAL PAYROLL	3	2.19	3.28						
TOTAL CONTRACT	3	1.35	.89						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3870	3
AVG SQFT/RETAIL TENANT	5407	2
AVG SQFT/OFFICE WORKER	319	2
AVG % OFFICE OCCUPANCY	82.5	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.19	3
RENTABLE/GROSS SQFT	.77	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.73	3
PAYROLL	1.82	2
CONTRACT	.16	3
SUP/MAT/MISC	.20	2
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.81	3
PAYROLL	.49	3
ELEVATOR	.13	3
HVAC	.09	3
ELECTRICAL	.04	2
STRUCT/ROOF	.10	1
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.64	3
ELECTRICAL	1.35	3
GAS	.45	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	.85	3
RDS/GNDS TOTAL	.00	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.85	3
SEC PAYROLL	.97	2
SEC CONTRACTS	.42	2
SEC OTHER		
ADMIN TOTAL	.46	3
PAYROLL	.27	1
MGMT FEES	.34	2
LEGAL FEES	.07	3
AUDIT FEES	.02	1
GEN OFC EXP	.04	3
OTHER ADM EXP	.04	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.54	3
REAL ESTATE TAX	1.98	3
BUILDING INS	.37	3
PERS PROP TAX		
OTHER TAX	.14	1
LEASING EXPENSES	1.63	3
ADV/PROMOTION	.00	3
COMM/FEES	.23	3
TENANT ALTS	1.57	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	3.28	3
CLEANING	1.82	2
REPAIR/MAINT	.49	3
RDS/GROUNDS		
SECURITY	.97	2
ADMINISTRATIVE	.27	1
TOTAL CONTRACTS	.89	3
CLEANING	.16	3
REPAIR/MAINT	.35	2
RDS/GROUNDS		
SECURITY	.42	2
ADMINISTRATIVE	.31	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Chicago, IL

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	3,077,631 SQ. FT.				2,828,432 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					13.66	12.59	8.90	16.84
RETAIL AREA	16	25.06	25.85	15.23	31.58				
OTHER AREA	4	8.09	5.73	1.46	10.98				
TOTAL RENT	18	14.35	13.73	9.57	16.92				
MISCELLANEOUS	17	.71	.41	.15	1.41				
TOTAL INCOME	18	15.01	14.21	10.36	17.56				
EXPENSE									
CLEANING	18	1.50	1.34	.98	1.77	1.61	1.51	1.07	2.01
REPAIR-MAINT	18	1.49	1.48	.88	1.95	1.61	1.63	.95	2.17
UTILITIES	18	1.65	1.62	1.12	2.17	1.73	1.70	1.16	2.26
RDS/GRNDS/SEC	17	.38	.36	.28	.52	.38	.36	.28	.52
ADMINISTRATIVE	18	.98	1.04	.76	1.25	.98	1.04	.76	1.25
TOTAL OPER EXP	18	5.97	6.06	4.93	6.64	6.40	6.79	5.19	7.39
FIXED EXPENSES	18	3.07	2.80	1.66	3.67	3.07	2.80	1.66	3.67
TOTAL OPER+FIX	18	9.04	8.24	7.64	10.56	9.47	8.84	8.35	11.40
LEASING EXP	17	1.99	.92	.26	1.99				
TOTAL PAYROLL	18	1.31	1.20	.86	1.90				
TOTAL CONTRACT	18	2.13	2.19	1.78	2.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3083	17
AVG SQFT/RETAIL TENANT	3055	16
AVG SQFT/OFFICE WORKER	190	15
AVG % OFFICE OCCUPANCY	89.6	18
AVG % RETAIL OCCUPANCY	97.6	16
AVG $ RATE YR-END RENT	18.38	17
RENTABLE/GROSS SQFT	.94	12

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.34**	**18**	**UTILITIES TOTAL**	**1.60**	17	SECURITY TOTAL	.36	17	**FIXED EXP TOTAL**	**2.76**	17	**TOTAL PAYROLL**	**1.20**	**18**
PAYROLL	.39	9	ELECTRICAL	1.32	17	SEC PAYROLL	.23	9	REAL ESTATE TAX	2.12	17	CLEANING	.39	9
CONTRACT	1.04	17	GAS	.26	13	SEC CONTRACTS	.33	11	BUILDING INS	.26	16	REPAIR/MAINT	.67	17
SUP/MAT/MISC	.07	17	FUEL OIL	.02	1	SEC OTHER	.01	4	PERS PROP TAX			RDS/GROUNDS	.09	1
TRASH REMOVAL	.04	17	PURCH STEAM	.47	1	**ADMIN TOTAL**	**1.04**	**16**	OTHER TAX	1.02	2	SECURITY	.25	10
REPR/MAINT TOTAL	**1.48**	**18**	PURCH CH WTR			PAYROLL	.34	10	**LEASING EXPENSES**	**.92**	17	ADMINISTRATIVE	.34	10
PAYROLL	.71	16	COAL			MGMT FEES	.62	17	ADV/PROMOTION	.02	13	**TOTAL CONTRACTS**	**2.19**	**18**
ELEVATOR	.21	18	WATER/SEWER	.06	14	LEGAL FEES	.05	14	COMM/FEES	.19	13	CLEANING	1.01	18
HVAC	.14	18	**RDS/GNDS/SEC TOTAL**	**.36**	**17**	AUDIT FEES	.04	8	TENANT ALTS	.90	13	REPAIR/MAINT	.39	13
ELECTRICAL	.03	15	RDS/GNDS TOTAL	.05	7	GEN OFC EXP	.06	16	BUY-OUTS	.45	2	RDS/GROUNDS	.04	5
STRUCT/ROOF	.21	7	RDS/GNDS PAYRL	.09	1	OTHER ADM EXP	.03	13				SECURITY	.33	11
PLUMBING	.01	16	RDS/GNDS CONTR	.04	5							ADMINISTRATIVE	.66	14
FIRE/LIFE SFTY	.01	13	RDS/GNDS OTHER	.01	4									
OTHER MAINT/SUP	.14	17												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	7,682,255 SQ. FT.				7,267,859 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					13.97	14.25	12.40	18.97
RETAIL AREA	9	25.64	16.29	8.89	26.91				
OTHER AREA	5	2.67	4.25	.00	15.53				
TOTAL RENT	16	14.02	14.21	12.24	18.46				
MISCELLANEOUS	12	.94	.43	.12	1.41				
TOTAL INCOME	16	14.72	15.18	13.28	18.48				
EXPENSE									
CLEANING	17	1.50	1.43	1.14	1.73	1.58	1.63	1.25	1.76
REPAIR-MAINT	17	1.72	1.20	.91	2.36	1.81	1.30	.94	2.56
UTILITIES	17	1.97	1.68	1.34	2.93	2.04	1.76	1.35	2.93
RDS/GRNDS/SEC	16	.40	.28	.24	.42	.40	.26	.24	.42
ADMINISTRATIVE	17	.77	.85	.53	.99	.77	.85	.53	.99
TOTAL OPER EXP	17	6.35	5.73	4.97	7.33	6.65	6.30	5.25	7.63
FIXED EXPENSES	17	3.22	2.81	2.09	4.84	3.22	2.81	2.09	4.84
TOTAL OPER+FIX	17	9.57	9.62	7.95	11.44	9.88	9.73	8.18	12.27
LEASING EXP	16	1.10	.65	.20	1.15				
TOTAL PAYROLL	17	1.72	.95	.80	2.66				
TOTAL CONTRACT	17	1.56	1.84	.57	2.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6705	17
AVG SQFT/RETAIL TENANT	2893	11
AVG SQFT/OFFICE WORKER	253	16
AVG % OFFICE OCCUPANCY	88.8	17
AVG % RETAIL OCCUPANCY	90.6	11
AVG $ RATE YR-END RENT	19.83	15
RENTABLE/GROSS SQFT	.93	12

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.43**	17	**UTILITIES TOTAL**	**1.68**	17	SECURITY TOTAL	.28	16	**FIXED EXP TOTAL**	**2.81**	17	**TOTAL PAYROLL**	**.95**	17
PAYROLL	1.28	10	ELECTRICAL	1.56	16	SEC PAYROLL	.20	10	REAL ESTATE TAX	2.80	17	CLEANING	1.28	10
CONTRACT	1.04	14	GAS	.27	11	SEC CONTRACTS	.24	12	BUILDING INS	.20	14	REPAIR/MAINT	.54	16
SUP/MAT/MISC	.06	15	FUEL OIL	.47	1	SEC OTHER	.00	6	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	11	PURCH STEAM			**ADMIN TOTAL**	**.79**	17	OTHER TAX	.01	6	SECURITY	.20	10
REPR/MAINT TOTAL	**1.09**	17	PURCH CH WTR	.47	1	PAYROLL	.16	12	**LEASING EXPENSES**	**.85**	16	ADMINISTRATIVE	.16	12
PAYROLL	.54	16	COAL	.11	1	MGMT FEES	.58	11	ADV/PROMOTION	.05	7	**TOTAL CONTRACTS**	**1.84**	17
ELEVATOR	.23	15	WATER/SEWER	.05	15	LEGAL FEES	.04	13	COMM/FEES	.11	15	CLEANING	1.04	14
HVAC	.08	14	**RDS/GNDS/SEC TOTAL**	**.28**	16	AUDIT FEES	.01	5	TENANT ALTS	.56	14	REPAIR/MAINT	.32	11
ELECTRICAL	.02	15	RDS/GNDS TOTAL	.07	5	GEN OFC EXP	.05	15	BUY-OUTS	.21	2	RDS/GROUNDS	.05	2
STRUCT/ROOF	.39	7	RDS/GNDS PAYRL			OTHER ADM EXP	.07	12				SECURITY	.24	13
PLUMBING	.01	14	RDS/GNDS CONTR	.05	2							ADMINISTRATIVE	.49	12
FIRE/LIFE SFTY	.01	5	RDS/GNDS OTHER	.06	4									
OTHER MAINT/SUP	.23	15												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Chicago, IL

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	24,852,839 SQ. FT.				23,540,814 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					17.01	18.49	14.44	21.93
RETAIL AREA	10	18.84	19.44	11.43	26.66				
OTHER AREA	5	18.97	8.34	4.42	120.63				
TOTAL RENT	17	17.11	16.81	14.81	22.53				
MISCELLANEOUS	13	.42	.34	.26	.50				
TOTAL INCOME	18	17.56	20.06	14.96	92.66				
EXPENSE									
CLEANING	19	1.49	1.42	1.22	1.66	1.57	1.42	1.27	1.69
REPAIR-MAINT	19	1.40	1.24	.89	1.72	1.48	1.28	.89	1.82
UTILITIES	19	1.71	1.41	1.13	2.09	1.79	1.48	1.15	2.09
RDS/GRNDS/SEC	19	.37	.22	.17	.48	.37	.22	.17	.48
ADMINISTRATIVE	19	.88	.92	.63	1.04	.88	.92	.63	1.04
TOTAL OPER EXP	19	5.86	5.30	4.45	6.48	6.17	5.30	4.55	7.45
FIXED EXPENSES	19	5.39	5.17	4.08	6.30	5.39	5.17	4.08	6.30
TOTAL OPER + FIX	19	11.24	10.64	9.00	12.14	11.55	10.75	9.72	12.23
LEASING EXP	17	.66	.30	.15	1.04				
TOTAL PAYROLL	17	1.26	.73	.52	1.60				
TOTAL CONTRACT	18	2.17	2.09	1.54	2.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14991	17
AVG SQFT/RETAIL TENANT	4683	14
AVG SQFT/OFFICE WORKER	284	16
AVG % OFFICE OCCUPANCY	97.0	19
AVG % RETAIL OCCUPANCY	98.9	16
AVG $ RATE YR-END RENT	24.52	18
RENTABLE/GROSS SQFT	.91	15

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.42	17
PAYROLL	.15	5
CONTRACT	1.29	17
SUP/MAT/MISC	.09	11
TRASH REMOVAL	.03	17
REPR/MAINT TOTAL	1.24	17
PAYROLL	.43	16
ELEVATOR	.20	16
HVAC	.12	17
ELECTRICAL	.05	17
STRUCT/ROOF	.02	11
PLUMBING	.01	16
FIRE/LIFE SFTY	.02	12
OTHER MAINT/SUP	.16	16

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.47	17
ELECTRICAL	1.18	17
GAS	.13	8
FUEL OIL	.01	2
PURCH STEAM	.52	1
PURCH CH WTR		
COAL		
WATER/SEWER	.04	17
RDS/GNDS/SEC TOTAL	.22	17
RDS/GNDS TOTAL	.02	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	9
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.21	16
SEC PAYROLL	.19	9
SEC CONTRACTS	.16	11
SEC OTHER	.01	9
ADMIN TOTAL	.98	17
PAYROLL	.25	17
MGMT FEES	.59	12
LEGAL FEES	.03	14
AUDIT FEES	.02	14
GEN OFC EXP	.06	15
OTHER ADM EXP	.10	12

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	5.27	17
REAL ESTATE TAX	4.98	17
BUILDING INS	.21	17
PERS PROP TAX		
OTHER TAX	.01	4
LEASING EXPENSES	.43	14
ADV/PROMOTION	.01	9
COMM/FEES	.16	10
TENANT ALTS	.53	12
BUY-OUTS	.10	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.73	17
CLEANING	.15	5
REPAIR/MAINT	.43	16
RDS/GROUNDS		
SECURITY	.19	9
ADMINISTRATIVE	.25	17
TOTAL CONTRACTS	2.10	17
CLEANING	1.29	17
REPAIR/MAINT	.37	14
RDS/GROUNDS	.03	9
SECURITY	.16	13
ADMINISTRATIVE	.54	15

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	77 BLDS	9,076,476 SQ. FT.				8,949,714 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	70					13.22	12.65	11.33	15.25
RETAIL AREA	13	9.10	12.29	5.41	15.96				
OTHER AREA	8	5.56	8.11	.78	19.79				
TOTAL RENT	70	13.30	12.97	11.33	15.32				
MISCELLANEOUS	53	.43	.22	.05	.62				
TOTAL INCOME	71	14.84	13.57	11.66	16.62				
EXPENSE									
CLEANING	77	.83	.79	.62	.92	.82	.79	.62	.91
REPAIR-MAINT	77	.85	.80	.68	1.05	.85	.79	.68	1.07
UTILITIES	76	1.35	1.33	1.01	1.99	1.35	1.28	1.00	2.05
RDS/GRNDS/SEC	74	.48	.38	.23	.56	.48	.38	.23	.56
ADMINISTRATIVE	77	.74	.75	.38	.99	.74	.75	.38	.99
TOTAL OPER EXP	77	4.13	4.35	3.53	4.89	4.14	4.38	3.53	4.90
FIXED EXPENSES	77	2.44	1.75	1.17	2.87	2.44	1.75	1.17	2.87
TOTAL OPER + FIX	77	6.57	6.23	5.31	7.47	6.58	6.23	5.31	7.56
LEASING EXP	61	1.49	.54	.10	1.87				
TOTAL PAYROLL	66	.83	.55	.33	1.05				
TOTAL CONTRACT	76	1.66	1.61	1.09	2.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6388	70
AVG SQFT/RETAIL TENANT	3712	11
AVG SQFT/OFFICE WORKER	256	56
AVG % OFFICE OCCUPANCY	89.3	72
AVG % RETAIL OCCUPANCY	98.3	11
AVG $ RATE YR-END RENT	15.77	70
RENTABLE/GROSS SQFT	.92	62

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	74
PAYROLL	.56	19
CONTRACT	.61	61
SUP/MAT/MISC	.07	54
TRASH REMOVAL	.07	69
REPR/MAINT TOTAL	.80	76
PAYROLL	.36	52
ELEVATOR	.06	61
HVAC	.18	74
ELECTRICAL	.03	66
STRUCT/ROOF	.04	49
PLUMBING	.02	53
FIRE/LIFE SFTY	.02	23
OTHER MAINT/SUP	.17	70

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.31	76
ELECTRICAL	1.06	75
GAS	.16	44
FUEL OIL	.30	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	74
RDS/GNDS/SEC TOTAL	.38	73
RDS/GNDS TOTAL	.21	73
RDS/GNDS PAYRL	.30	9
RDS/GNDS CONTR	.19	63
RDS/GNDS OTHER	.02	35

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.14	59
SEC PAYROLL	.44	14
SEC CONTRACTS	.12	47
SEC OTHER	.05	19
ADMIN TOTAL	.72	76
PAYROLL	.28	49
MGMT FEES	.54	57
LEGAL FEES	.02	44
AUDIT FEES	.06	27
GEN OFC EXP	.06	57
OTHER ADM EXP	.05	47

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.73	74
REAL ESTATE TAX	1.53	72
BUILDING INS	.18	74
PERS PROP TAX	.06	10
OTHER TAX	.03	8
LEASING EXPENSES	.47	61
ADV/PROMOTION	.03	52
COMM/FEES	.13	53
TENANT ALTS	.53	54
BUY-OUTS	1.3	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.56	67
CLEANING	.55	20
REPAIR/MAINT	.35	52
RDS/GROUNDS	.30	9
SECURITY	.44	14
ADMINISTRATIVE	.28	48
TOTAL CONTRACTS	1.61	76
CLEANING	.61	61
REPAIR/MAINT	.38	57
RDS/GROUNDS	.19	63
SECURITY	.13	49
ADMINISTRATIVE	.57	55

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Chicago, IL

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	301,302 SQ. FT.				300,912 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	8					13.32	13.52	10.35	15.25
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	13.86	14.28	11.65	15.25				
MISCELLANEOUS	5	.29	.30	.15	.47				
TOTAL INCOME	8	14.05	14.42	12.03	15.26				
EXPENSE									
CLEANING	9	.97	.75	.68	.85	.97	.75	.68	.85
REPAIR-MAINT	9	.80	.69	.55	1.00	.80	.69	.55	1.00
UTILITIES	9	1.33	1.05	1.00	1.61	1.34	1.05	1.00	1.61
RDS/GRNDS/SEC	8	.47	.24	.21	.33	.47	.24	.21	.33
ADMINISTRATIVE	9	.96	.77	.34	1.44	.96	.77	.34	1.44
TOTAL OPER EXP	9	4.49	3.97	3.03	4.70	4.50	3.97	3.03	4.70
FIXED EXPENSES	9	1.10	1.20	.96	1.43	1.10	1.20	.96	1.43
TOTAL OPER+FIX	9	5.59	4.58	4.05	6.02	5.60	4.58	4.05	6.02
LEASING EXP	6	.13	.11	.05	.34				
TOTAL PAYROLL	6	.83	.42	.05	2.43				
TOTAL CONTRACT	9	1.64	1.54	.93	2.31				

OCCUPANCY INFO.		BLDS.
AVG SQFT/OFFICE TENANT	5859	8
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	183	6
AVG % OFFICE OCCUPANCY	92.3	8
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	14.67	8
RENTABLE/GROSS SQFT	.97	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.77	8
PAYROLL	.55	1
CONTRACT	.58	6
SUP/MAT/MISC	.09	5
TRASH REMOVAL	.09	8
REPR/MAINT TOTAL	.79	8
PAYROLL	.23	5
ELEVATOR	.04	6
HVAC	.21	8
ELECTRICAL	.07	5
STRUCT/ROOF	.04	6
PLUMBING	.03	5
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.11	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.03	8
ELECTRICAL	.97	8
GAS	.16	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC TOTAL	.24	7
RDS/GNDS TOTAL	.21	7
RDS/GNDS PAYRL	.30	1
RDS/GNDS CONTR	.21	6
RDS/GNDS OTHER	.01	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.03	6
SEC PAYROLL	2.04	1
SEC CONTRACTS	.03	5
SEC OTHER	.05	1
ADMIN TOTAL	.58	8
PAYROLL	.26	5
MGMT FEES	.75	7
LEGAL FEES	.01	4
AUDIT FEES	.11	1
GEN OFC EXP	.38	3
OTHER ADM EXP	.11	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.22	8
REAL ESTATE TAX	1.04	8
BUILDING INS	.18	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.08	5
ADV/PROMOTION	.01	4
COMM/FEES	.11	3
TENANT ALTS	.07	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.68	6
CLEANING	.55	1
REPAIR/MAINT	.23	5
RDS/GROUNDS	.30	1
SECURITY	2.04	1
ADMINISTRATIVE	.26	5
TOTAL CONTRACTS	1.54	9
CLEANING	.58	8
REPAIR/MAINT	.60	4
RDS/GROUNDS	.21	6
SECURITY	.03	5
ADMINISTRATIVE	.57	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	736,416 SQ. FT.				683,710 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	10					12.74	12.69	9.26	17.53
RETAIL AREA	2	10.69	12.72						
OTHER AREA	1	.92	.92						
TOTAL RENT	10	12.46	12.69	9.54	16.22				
MISCELLANEOUS	8	.70	.35	.09	1.24				
TOTAL INCOME	10	13.03	12.70	10.46	17.31				
EXPENSE									
CLEANING	12	1.35	.88	.66	1.28	1.26	.84	.67	1.00
REPAIR-MAINT	12	.97	.87	.74	1.24	.91	.87	.67	1.27
UTILITIES	12	1.89	1.72	1.33	2.23	1.77	1.76	1.16	2.33
RDS/GRNDS/SEC	11	.87	.65	.09	.93	.87	.65	.09	.93
ADMINISTRATIVE	12	.80	.78	.51	1.08	.80	.78	.51	1.08
TOTAL OPER EXP	12	5.82	4.85	4.19	5.58	5.67	5.00	3.92	5.43
FIXED EXPENSES	12	2.29	2.57	1.30	3.04	2.28	2.57	1.30	3.04
TOTAL OPER+FIX	12	8.11	7.25	6.55	8.44	7.96	7.38	6.55	7.89
LEASING EXP	8	.46	.38	.09	.87				
TOTAL PAYROLL	11	1.55	.56	.39	2.66				
TOTAL CONTRACT	12	1.92	1.76	1.61	2.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2794	9
AVG SQFT/RETAIL TENANT	10074	2
AVG SQFT/OFFICE WORKER	217	8
AVG % OFFICE OCCUPANCY	88.9	10
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.87	9
RENTABLE/GROSS SQFT	.87	11

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.83	11
PAYROLL	.68	3
CONTRACT	.66	11
SUP/MAT/MISC	.07	8
TRASH REMOVAL	.07	9
REPR/MAINT TOTAL	.87	12
PAYROLL	.42	11
ELEVATOR	.04	11
HVAC	.18	11
ELECTRICAL	.04	11
STRUCT/ROOF	.04	7
PLUMBING	.03	11
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.14	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.72	12
ELECTRICAL	1.54	12
GAS	.28	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	11
RDS/GNDS/SEC TOTAL	.65	11
RDS/GNDS TOTAL	.30	11
RDS/GNDS PAYRL	.37	3
RDS/GNDS CONTR	.11	9
RDS/GNDS OTHER	.19	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.40	6
SEC PAYROLL	2.05	3
SEC CONTRACTS	.10	3
SEC OTHER	.05	3
ADMIN TOTAL	.78	12
PAYROLL	.35	8
MGMT FEES	.62	8
LEGAL FEES	.02	6
AUDIT FEES	.05	3
GEN OFC EXP	.02	11
OTHER ADM EXP	.02	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.48	11
REAL ESTATE TAX	2.40	10
BUILDING INS	.22	11
PERS PROP TAX		
OTHER TAX	.00	1
LEASING EXPENSES	.38	8
ADV/PROMOTION	.02	6
COMM/FEES	.11	7
TENANT ALTS	.29	7
BUY-OUTS	.07	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.56	11
CLEANING	.68	3
REPAIR/MAINT	.42	11
RDS/GROUNDS	.37	3
SECURITY	2.05	3
ADMINISTRATIVE	.35	8
TOTAL CONTRACTS	1.76	12
CLEANING	.66	11
REPAIR/MAINT	.41	10
RDS/GROUNDS	.11	9
SECURITY	.25	4
ADMINISTRATIVE	.57	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Chicago, IL

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,751,130 SQ. FT.				1,736,337 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					15.61	14.14	12.42	18.08
RETAIL AREA									
OTHER AREA	2	12.35	19.48						
TOTAL RENT	9	15.62	14.31	12.42	18.08				
MISCELLANEOUS	6	.46	.22	.01	1.21				
TOTAL INCOME	9	15.92	14.32	12.75	18.92				
EXPENSE									
CLEANING	11	1.13	.83	.63	1.43	1.14	.84	.63	1.43
REPAIR-MAINT	11	.74	.75	.53	.82	.74	.75	.53	.82
UTILITIES	10	1.61	1.41	.97	2.02	1.62	1.41	.97	2.02
RDS/GRNDS/SEC	11	.53	.40	.14	.49	.53	.40	.14	.49
ADMINISTRATIVE	11	.71	.50	.35	.99	.71	.50	.35	.99
TOTAL OPER EXP	11	4.57	3.97	3.54	4.89	4.61	3.97	3.54	4.89
FIXED EXPENSES	11	2.19	1.84	1.49	3.20	2.19	1.84	1.49	3.20
TOTAL OPER + FIX	11	6.76	6.73	5.68	7.43	6.80	6.73	5.68	7.43
LEASING EXP	6	2.58	1.77	.21	6.16				
TOTAL PAYROLL	11	.95	.55	.38	1.33				
TOTAL CONTRACT	11	1.88	1.62	.95	2.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12420	9
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	261	9
AVG % OFFICE OCCUPANCY	93.4	9
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	17.99	9
RENTABLE/GROSS SQFT	.90	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	10
PAYROLL	.49	2
CONTRACT	.64	10
SUP/MAT/MISC	.08	7
TRASH REMOVAL	.06	10
REPR/MAINT TOTAL	.75	11
PAYROLL	.28	10
ELEVATOR	.06	10
HVAC	.18	11
ELECTRICAL	.03	9
STRUCT/ROOF	.06	3
PLUMBING	.01	6
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.16	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.41	10
ELECTRICAL	1.35	10
GAS	.19	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	10
RDS/GNDS/SEC TOTAL	.40	11
RDS/GNDS TOTAL	.18	11
RDS/GNDS PAYRL	.09	4
RDS/GNDS CONTR	.17	7
RDS/GNDS OTHER	.02	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.16	10
SEC PAYROLL	1.49	2
SEC CONTRACTS	.07	7
SEC OTHER	.06	4
ADMIN TOTAL	.50	11
PAYROLL	.35	9
MGMT FEES	.53	5
LEGAL FEES	.18	4
AUDIT FEES	.09	4
GEN OFC EXP	.06	5
OTHER ADM EXP	.02	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.78	10
REAL ESTATE TAX	1.57	9
BUILDING INS	.25	10
PERS PROP TAX		
OTHER TAX	.05	2
LEASING EXPENSES	.93	6
ADV/PROMOTION	.09	3
COMM/FEES	.36	5
TENANT ALTS	1.39	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.55	11
CLEANING	.69	3
REPAIR/MAINT	.28	10
RDS/GROUNDS	.09	4
SECURITY	1.49	2
ADMINISTRATIVE	.35	9
TOTAL CONTRACTS	1.62	11
CLEANING	.64	10
REPAIR/MAINT	.29	9
RDS/GROUNDS	.18	7
SECURITY	.10	8
ADMINISTRATIVE	.99	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Cincinnati, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	5,641,043 SQ. FT.				5,418,253 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					11.76	10.35	7.61	13.81
RETAIL AREA	6	11.49	12.54	6.57	21.40				
OTHER AREA	5	30.73	9.89						
TOTAL RENT	17	12.13	11.01	7.61	14.15				
MISCELLANEOUS	12	.55	.37	.03	.66				
TOTAL INCOME	18	12.34	10.71	8.93	13.78				
EXPENSE									
CLEANING	19	.80	.70	.57	.86	.84	.76	.58	.87
REPAIR-MAINT	19	1.13	1.00	.65	1.40	1.17	1.01	.65	1.45
UTILITIES	19	1.29	1.30	.96	1.68	1.31	1.37	.96	1.70
RDS/GRNDS/SEC	18	.31	.25	.15	.41	.31	.25	.15	.41
ADMINISTRATIVE	20	.64	.55	.43	.93	.64	.55	.43	.93
TOTAL OPER EXP	19	4.16	3.74	2.90	5.28	4.02	3.82	3.09	5.36
FIXED EXPENSES	19	1.44	1.07	.67	1.78	1.44	1.07	.67	1.78
TOTAL OPER + FIX	19	5.60	5.04	4.27	6.26	5.74	5.10	4.31	6.37
LEASING EXP	12	.80	.59	.30	2.77				
TOTAL PAYROLL	19	1.06	.81	.35	1.67				
TOTAL CONTRACT	18	1.01	1.04	.82	1.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11155	17
AVG SQFT/RETAIL TENANT	2421	8
AVG SQFT/OFFICE WORKER	234	16
AVG % OFFICE OCCUPANCY	96.3	20
AVG % RETAIL OCCUPANCY	91.4	8
AVG $ RATE YR-END RENT	16.89	14
RENTABLE/GROSS SQFT	.93	15

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.70	19
PAYROLL	.42	10
CONTRACT	.50	15
SUP/MAT/MISC	.05	17
TRASH REMOVAL	.04	16
REPR/MAINT TOTAL	.88	19
PAYROLL	.36	18
ELEVATOR	.18	18
HVAC	.09	18
ELECTRICAL	.03	18
STRUCT/ROOF	.03	4
PLUMBING	.02	13
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.13	18

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.30	19
ELECTRICAL	1.09	19
GAS	.21	12
FUEL OIL	.00	1
PURCH STEAM	.41	1
PURCH CH WTR	.39	1
COAL		
WATER/SEWER	.06	17
RDS/GNDS/SEC TOTAL	.25	18
RDS/GNDS TOTAL	.02	9
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.01	6
RDS/GNDS OTHER	.01	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	17
SEC PAYROLL	.15	7
SEC CONTRACTS	.23	15
SEC OTHER	.01	7
ADMIN TOTAL	.53	19
PAYROLL	.28	14
MGMT FEES	.25	12
LEGAL FEES	.01	13
AUDIT FEES	.01	6
GEN OFC EXP	.08	11
OTHER ADM EXP	.04	15

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.06	19
REAL ESTATE TAX	.78	19
BUILDING INS	.21	19
PERS PROP TAX	.02	4
OTHER TAX	.01	6
LEASING EXPENSES	.50	12
ADV/PROMOTION	.04	9
COMM/FEES	.19	9
TENANT ALTS	.53	11
BUY-OUTS	.16	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.81	19
CLEANING	.42	10
REPAIR/MAINT	.36	19
RDS/GROUNDS	.03	2
SECURITY	.15	7
ADMINISTRATIVE	.28	14
TOTAL CONTRACTS	1.04	18
CLEANING	.50	16
REPAIR/MAINT	.20	16
RDS/GROUNDS	.01	6
SECURITY	.23	15
ADMINISTRATIVE	.22	12

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Cincinnati, OH

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,060,689 SQ. FT.				1,039,642 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					9.98	9.77	7.15	12.28
RETAIL AREA	3	7.18	9.40						
OTHER AREA									
TOTAL RENT	5	9.93	9.54	7.23	11.96				
MISCELLANEOUS	4	.13	.03	.03	.35				
TOTAL INCOME	5	10.02	9.57	7.57	11.98				
EXPENSE									
CLEANING	5	.68	.59	.49	.86	.69	.60	.52	.86
REPAIR-MAINT	5	1.16	.95	.56	1.73	1.18	.96	.59	1.73
UTILITIES	5	1.46	1.38	1.30	1.68	1.48	1.54	1.31	1.70
RDS/GRNDS/SEC	5	.40	.25	.18	.64	.40	.25	.18	.64
ADMINISTRATIVE	5	.78	.82	.38	1.08	.78	.82	.38	1.08
TOTAL OPER EXP	5	4.48	3.76	3.05	5.96	4.56	3.79	3.26	5.96
FIXED EXPENSES	5	1.15	1.06	.65	1.60	1.15	1.06	.65	1.60
TOTAL OPER+FIX	5	5.62	4.48	4.07	7.37	5.71	4.52	4.27	7.37
LEASING EXP	4	1.78	2.56	.67	4.58				
TOTAL PAYROLL	5	1.05	.67	.28	1.79				
TOTAL CONTRACT	5	1.29	1.19	1.04	1.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9171	5
AVG SQFT/RETAIL TENANT	1614	3
AVG SQFT/OFFICE WORKER	255	5
AVG % OFFICE OCCUPANCY	93.5	5
AVG % RETAIL OCCUPANCY	53.7	3
AVG $ RATE YR-END RENT	14.00	4
RENTABLE/GROSS SQFT	.93	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.59	5
PAYROLL	.13	1
CONTRACT	.50	5
SUP/MAT/MISC	.04	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.95	5
PAYROLL	.36	5
ELEVATOR	.15	5
HVAC	.09	5
ELECTRICAL	.02	5
STRUCT/ROOF	.03	2
PLUMBING	.03	5
FIRE/LIFE SFTY	.05	4
OTHER MAINT/SUP	.12	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.38	5
ELECTRICAL	1.15	5
GAS	.21	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.25	5
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.01	1
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	5
SEC PAYROLL	.25	2
SEC CONTRACTS	.23	4
SEC OTHER	.02	1
ADMIN TOTAL	.82	5
PAYROLL	.41	3
MGMT FEES	.26	4
LEGAL FEES	.03	4
AUDIT FEES		
GEN OFC EXP	.07	3
OTHER ADM EXP	.14	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.06	5
REAL ESTATE TAX	.64	5
BUILDING INS	.34	5
PERS PROP TAX	1.08	1
OTHER TAX	.00	1
LEASING EXPENSES	2.56	4
ADV/PROMOTION	.18	2
COMM/FEES	.39	4
TENANT ALTS	2.14	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.67	5
CLEANING	.13	1
REPAIR/MAINT	.36	5
RDS/GROUNDS	.02	1
SECURITY	.25	2
ADMINISTRATIVE	.47	3
TOTAL CONTRACTS	1.19	5
CLEANING	.50	5
REPAIR/MAINT	.15	5
RDS/GROUNDS	.01	1
SECURITY	.23	4
ADMINISTRATIVE	.33	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	3,318,5[illegible]6 SQ. FT.				3,192,899 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.33	12.35	6.25	13.86
RETAIL AREA	1	27.30	27.30						
OTHER AREA	1	33.43	33.43						
TOTAL RENT	6	11.87	12.28	7.57	14.40				
MISCELLANEOUS	5	.71	.60	.37	1.03				
TOTAL INCOME	7	12.18	12.81	9.83	14.56				
EXPENSE									
CLEANING	6	.75	.82	.38	.95	.78	.82	.38	1.04
REPAIR-MAINT	6	1.08	.91	.56	1.70	1.11	.93	.57	1.76
UTILITIES	6	1.33	1.29	.61	2.26	1.35	1.33	.61	2.32
RDS/GRNDS/SEC	6	.26	.30	.04	.42	.26	.30	.04	.42
ADMINISTRATIVE	7	.56	.51	.23	.98	.56	.51	.23	.98
TOTAL OPER EXP	6	4.02	3.79	2.36	5.87	3.67	3.84	2.43	6.12
FIXED EXPENSES	6	1.54	1.49	.66	2.14	1.54	1.49	.66	2.14
TOTAL OPER+FIX	6	5.56	5.28	3.68	7.35	5.68	5.33	3.75	7.59
LEASING EXP	5	.49	.30	.12	1.14				
TOTAL PAYROLL	6	1.00	.89	.35	1.67				
TOTAL CONTRACT	5	.96	1.04	.62	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12826	6
AVG SQFT/RETAIL TENANT	1997	3
AVG SQFT/OFFICE WORKER	246	5
AVG % OFFICE OCCUPANCY	96.9	7
AVG % RETAIL OCCUPANCY	96.2	3
AVG $ RATE YR-END RENT	21.13	5
RENTABLE/GROSS SQFT	.92	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	7
PAYROLL	.13	5
CONTRACT	.49	5
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	.71	7
PAYROLL	.48	6
ELEVATOR	.17	6
HVAC	.06	6
ELECTRICAL	.03	6
STRUCT/ROOF	.02	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.20	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.20	7
ELECTRICAL	1.07	7
GAS	.17	2
FUEL OIL	.00	1
PURCH STEAM	.41	1
PURCH CH WTR	.39	1
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.30	6
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL	.04	1
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER	.00	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.36	5
SEC PAYROLL	.07	3
SEC CONTRACTS	.26	4
SEC OTHER	.01	2
ADMIN TOTAL	.51	7
PAYROLL	.12	5
MGMT FEES	.25	5
LEGAL FEES	.02	5
AUDIT FEES	.03	4
GEN OFC EXP	.09	6
OTHER ADM EXP	.03	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.27	7
REAL ESTATE TAX	1.16	7
BUILDING INS	.15	7
PERS PROP TAX	.00	1
OTHER TAX	.00	1
LEASING EXPENSES	.30	5
ADV/PROMOTION	.02	5
COMM/FEES	.04	2
TENANT ALTS	.28	4
BUY-OUTS	.16	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.89	6
CLEANING	.13	5
REPAIR/MAINT	.48	6
RDS/GROUNDS	.04	1
SECURITY	.07	3
ADMINISTRATIVE	.14	4
TOTAL CONTRACTS	1.04	5
CLEANING	.49	5
REPAIR/MAINT	.20	5
RDS/GROUNDS	.01	3
SECURITY	.26	4
ADMINISTRATIVE	.14	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Cincinnati, OH

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	1,279,245 SQ. FT.				1,278,779 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					9.85	7.32	7.00	11.44
RETAIL AREA	3	12.01	12.01						
OTHER AREA									
TOTAL RENT	18	9.85	7.32	7.05	11.44				
MISCELLANEOUS	12	.03	.01	.00	.05				
TOTAL INCOME	20	7.32	7.24	6.29	11.46				
EXPENSE									
CLEANING	18	.80	.70	.65	.80	.80	.70	.65	.80
REPAIR-MAINT	18	.81	.85	.43	1.62	.81	.85	.43	1.62
UTILITIES	18	1.39	1.64	1.29	1.88	1.39	1.64	1.29	1.88
RDS/GRNDS/SEC	17	.12	.10	.07	.13	.12	.10	.07	.13
ADMINISTRATIVE	20	.58	.43	.40	.97	.58	.43	.40	.97
TOTAL OPER EXP	18	3.89	3.79	2.96	5.20	1.82	3.79	2.96	5.22
FIXED EXPENSES	18	1.13	.91	.55	1.30	1.13	.91	.55	1.30
TOTAL OPER+FIX	18	5.02	4.57	3.76	6.36	5.02	4.57	3.76	6.38
LEASING EXP	18	1.20	.70	.33	1.37				
TOTAL PAYROLL	16	.59	.52	.18	.71				
TOTAL CONTRACT	18	1.47	1.32	1.13	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1121	18
AVG SQFT/RETAIL TENANT	466	3
AVG SQFT/OFFICE WORKER	217	15
AVG % OFFICE OCCUPANCY	81.7	20
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	11.22	18
RENTABLE/GROSS SQFT	.89	16

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.65	20
PAYROLL	.02	10
CONTRACT	.64	18
SUP/MAT/MISC	.11	13
TRASH REMOVAL	.04	13
REPR/MAINT TOTAL	.84	20
PAYROLL	.25	16
ELEVATOR	.07	20
HVAC	.20	20
ELECTRICAL	.04	18
STRUCT/ROOF	.02	14
PLUMBING	.01	11
FIRE/LIFE SFTY	.01	10
OTHER MAINT/SUP	.06	20

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.61	18
ELECTRICAL	1.31	18
GAS	.23	16
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	18
RDS/GNDS/SEC TOTAL	.10	17
RDS/GNDS TOTAL	.08	17
RDS/GNDS PAYRL	.12	10
RDS/GNDS CONTR	.06	7
RDS/GNDS OTHER	.02	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.02	16
SEC PAYROLL		
SEC CONTRACTS	.02	14
SEC OTHER	.01	2
ADMIN TOTAL	.43	20
PAYROLL	.27	12
MGMT FEES	.37	20
LEGAL FEES	.03	10
AUDIT FEES	.05	5
GEN OFC EXP	.01	9
OTHER ADM EXP	.14	13

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.70	20
REAL ESTATE TAX	.56	20
BUILDING INS	.13	20
PERS PROP TAX	.00	1
OTHER TAX	.26	8
LEASING EXPENSES	.59	19
ADV/PROMOTION	.08	18
COMM/FEES	.31	16
TENANT ALTS	.59	17
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.52	16
CLEANING	.02	10
REPAIR/MAINT	.25	16
RDS/GROUNDS	.12	10
SECURITY		
ADMINISTRATIVE	.31	10
TOTAL CONTRACTS	1.32	18
CLEANING	.64	18
REPAIR/MAINT	.28	16
RDS/GROUNDS	.06	7
SECURITY	.02	14
ADMINISTRATIVE	.42	18

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	78,218 SQ. FT.				78,218 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					7.92	7.42		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.92	7.42						
MISCELLANEOUS	3	.02	.01						
TOTAL INCOME	3	7.94	7.42						
EXPENSE									
CLEANING	3	.61	.64			.61	.64		
REPAIR-MAINT	3	.67	.84			.67	.84		
UTILITIES	3	1.52	1.62			1.52	1.62		
RDS/GRNDS/SEC	3	.08	.07			.08	.07		
ADMINISTRATIVE	3	.59	.43			.59	.43		
TOTAL OPER EXP	3	3.46	3.09			3.46	3.09		
FIXED EXPENSES	3	.72	1.12			.72	1.12		
TOTAL OPER+FIX	3	4.18	3.85			4.18	3.85		
LEASING EXP	3	1.02	.53						
TOTAL PAYROLL	2	.33	.33						
TOTAL CONTRACT	3	1.24	1.13						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1148	3
AVG.SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	253	1
AVG % OFFICE OCCUPANCY	91.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.17	3
RENTABLE/GROSS SQFT	.80	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.64	3
PAYROLL		
CONTRACT	.50	3
SUP/MAT/MISC	.08	2
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	.84	3
PAYROLL	.33	2
ELEVATOR	.06	3
HVAC	.19	3
ELECTRICAL	.03	3
STRUCT/ROOF	.03	3
PLUMBING	.01	2
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.03	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.37	2
ELECTRICAL	1.10	2
GAS	.15	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	2
RDS/GNDS/SEC TOTAL	.07	3
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.01	2
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.01	2
ADMIN TOTAL	.43	3
PAYROLL		
MGMT FEES	.37	3
LEGAL FEES	.05	3
AUDIT FEES	.15	2
GEN OFC EXP	.01	3
OTHER ADM EXP	.42	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.12	3
REAL ESTATE TAX	1.06	3
BUILDING INS	.12	3
PERS PROP TAX	.00	1
OTHER TAX		
LEASING EXPENSES	.53	3
ADV/PROMOTION	.04	2
COMM/FEES	.31	2
TENANT ALTS	.67	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.33	2
CLEANING		
REPAIR/MAINT	.33	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.13	3
CLEANING	.50	3
REPAIR/MAINT	.28	2
RDS/GROUNDS	.04	3
SECURITY		
ADMINISTRATIVE	.43	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Cleveland, OH

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	21 BLDS	7,133,340 SQ. FT.				6,411,303 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	20					7.32	9.09	5.58	10.95
RETAIL AREA	13	11.98	13.75	7.45	20.04				
OTHER AREA	12	1.02	.76	.34	20.66				
TOTAL RENT	20	6.98	8.59	5.52	10.78				
MISCELLANEOUS	19	.94	.96	.29	1.83				
TOTAL INCOME	20	7.90	9.66	6.36	12.04				
EXPENSE									
CLEANING	18	.84	.82	.61	1.04	.93	.97	.64	1.15
REPAIR-MAINT	21	.95	.89	.56	1.33	1.05	.91	.61	1.50
UTILITIES	21	1.53	1.79	.71	2.18	1.67	1.98	.87	2.35
RDS/GRNDS/SEC	21	.38	.35	.15	.43	.38	.35	.15	.43
ADMINISTRATIVE	21	.53	.50	.23	1.01	.53	.50	.23	1.01
TOTAL OPER EXP	18	4.36	4.18	3.67	6.03	4.63	5.13	4.06	6.21
FIXED EXPENSES	21	1.58	1.10	.71	1.47	1.58	1.10	.71	1.47
TOTAL OPER+FIX	18	5.99	5.75	4.61	7.56	6.21	6.54	4.91	7.69
LEASING EXP	20	.53	.08	.02	.45				
TOTAL PAYROLL	19	.73	.58	.43	1.04				
TOTAL CONTRACT	21	1.36	1.16	.80	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10284	20
AVG SQFT/RETAIL TENANT	2295	14
AVG SQFT/OFFICE WORKER	289	16
AVG % OFFICE OCCUPANCY	85.8	21
AVG % RETAIL OCCUPANCY	83.5	14
AVG $ RATE YR-END RENT	12.33	19
RENTABLE/GROSS SQFT	.94	20

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.85	17
PAYROLL	.21	6
CONTRACT	.75	17
SUP/MAT/MISC	.04	16
TRASH REMOVAL	.04	17
REPR/MAINT TOTAL	.90	17
PAYROLL	.38	17
ELEVATOR	.20	17
HVAC	.10	17
ELECTRICAL	.03	17
STRUCT/ROOF	.06	7
PLUMBING	.03	17
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.16	17

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.95	17
ELECTRICAL	1.30	17
GAS	.31	11
FUEL OIL		
PURCH STEAM	.40	10
PURCH CH WTR		
COAL		
WATER/SEWER	.12	17
RDS/GNDS/SEC TOTAL	.36	17
RDS/GNDS TOTAL	.02	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	8
RDS/GNDS OTHER	.00	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.35	16
SEC PAYROLL	.16	9
SEC CONTRACTS	.23	16
SEC OTHER	.02	7
ADMIN TOTAL	.56	17
PAYROLL	.18	15
MGMT FEES	.23	11
LEGAL FEES	.03	12
AUDIT FEES	.02	7
GEN OFC EXP	.06	17
OTHER ADM EXP	.03	15

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.28	17
REAL ESTATE TAX	.94	17
BUILDING INS	.24	17
PERS PROP TAX	.02	7
OTHER TAX	.02	9
LEASING EXPENSES	.15	15
ADV/PROMOTION	.01	9
COMM/FEES	.03	11
TENANT ALTS	.08	11
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.58	17
CLEANING	.21	6
REPAIR/MAINT	.38	17
RDS/GROUNDS		
SECURITY	.16	9
ADMINISTRATIVE	.18	15
TOTAL CONTRACTS	1.22	17
CLEANING	.75	17
REPAIR/MAINT	.23	11
RDS/GROUNDS	.02	8
SECURITY	.23	16
ADMINISTRATIVE	.25	16

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,296,702 SQ. FT.				1,208,615 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					9.15	10.61	6.55	11.84
RETAIL AREA	5	9.10	9.58	7.26	17.45				
OTHER AREA	5	8.78	2.97	1.50	43.60				
TOTAL RENT	7	9.36	10.17	6.44	12.69				
MISCELLANEOUS	6	1.48	1.54	.48	2.27				
TOTAL INCOME	7	10.61	11.98	8.09	13.54				
EXPENSE									
CLEANING	6	.99	.92	.57	1.37	1.05	1.00	.62	1.38
REPAIR-MAINT	7	.81	.82	.64	.90	.86	.82	.67	1.10
UTILITIES	7	1.84	1.95	1.09	2.55	1.91	2.01	1.11	2.55
RDS/GRNDS/SEC	7	.30	.35	.19	.40	.30	.35	.19	.40
ADMINISTRATIVE	7	.76	.56	.43	1.17	.76	.56	.43	1.17
TOTAL OPER EXP	6	5.21	5.03	3.58	6.49	4.79	5.47	3.78	6.59
FIXED EXPENSES	7	.89	.81	.69	1.28	.89	.81	.69	1.28
TOTAL OPER+FIX	6	6.16	5.92	4.56	7.56	5.67	6.36	4.83	7.59
LEASING EXP	7	.29	.08	.07	.48				
TOTAL PAYROLL	7	.73	.58	.39	.64				
TOTAL CONTRACT	7	1.54	1.22	.75	2.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5113	7
AVG SQFT/RETAIL TENANT	1104	6
AVG SQFT/OFFICE WORKER	261	6
AVG % OFFICE OCCUPANCY	91.8	7
AVG % RETAIL OCCUPANCY	65.7	6
AVG $ RATE YR-END RENT	12.09	7
RENTABLE/GROSS SQFT	.89	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.92	6
PAYROLL	.87	1
CONTRACT	.59	6
SUP/MAT/MISC	.03	6
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	.86	6
PAYROLL	.35	6
ELEVATOR	.20	6
HVAC	.09	6
ELECTRICAL	.03	6
STRUCT/ROOF	.00	2
PLUMBING	.04	6
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.16	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.97	6
ELECTRICAL	1.39	6
GAS	.01	2
FUEL OIL		
PURCH STEAM	.49	6
PURCH CH WTR		
COAL		
WATER/SEWER	.12	6
RDS/GNDS/SEC TOTAL	.35	6
RDS/GNDS TOTAL	.02	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.34	6
SEC PAYROLL	.09	3
SEC CONTRACTS	.26	6
SEC OTHER		
ADMIN TOTAL	.79	6
PAYROLL	.22	5
MGMT FEES	.40	6
LEGAL FEES	.01	5
AUDIT FEES	.02	3
GEN OFC EXP	.03	6
OTHER ADM EXP	.02	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.85	6
REAL ESTATE TAX	.62	6
BUILDING INS	.26	6
PERS PROP TAX	.01	2
OTHER TAX	.02	4
LEASING EXPENSES	.25	6
ADV/PROMOTION	.00	2
COMM/FEES	.02	4
TENANT ALTS	.25	6
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.58	6
CLEANING	.87	1
REPAIR/MAINT	.35	6
RDS/GROUNDS		
SECURITY	.09	3
ADMINISTRATIVE	.22	5
TOTAL CONTRACTS	1.34	6
CLEANING	.59	6
REPAIR/MAINT	.23	5
RDS/GROUNDS	.03	4
SECURITY	.26	6
ADMINISTRATIVE	.40	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Cleveland, OH

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	2,134,165 SQ. FT.				1,937,435 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					8.52	8.99	5.87	9.96
RETAIL AREA	1	20.04	20.04						
OTHER AREA	1	.22	.22						
TOTAL RENT	4	7.83	8.42	5.12	9.85				
MISCELLANEOUS	4	.83	.61	.29	1.30				
TOTAL INCOME	4	8.66	9.39	5.79	10.77				
EXPENSE									
CLEANING	4	.59	.63	.28	.82	.64	.64	.30	.88
REPAIR-MAINT	4	.76	.82	.58	.89	.83	.83	.65	.96
UTILITIES	4	1.30	1.17	.70	1.80	1.43	1.40	.83	1.92
RDS/GRNDS/SEC	4	.25	.28	.11	.36	.25	.28	.11	.36
ADMINISTRATIVE	4	.39	.37	.25	.53	.39	.37	.25	.53
TOTAL OPER EXP	4	3.28	3.42	2.23	4.10	3.61	3.62	2.51	4.39
FIXED EXPENSES	4	1.34	1.51	.88	1.68	1.34	1.51	.88	1.68
TOTAL OPER+FIX	4	4.63	4.92	3.13	5.75	4.95	5.20	3.41	6.04
LEASING EXP	4	.14	.12	.04	.24				
TOTAL PAYROLL	4	.55	.59	.39	.68				
TOTAL CONTRACT	4	.94	1.01	.61	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8162	4
AVG SQFT/RETAIL TENANT	6075	2
AVG SQFT/OFFICE WORKER	460	3
AVG % OFFICE OCCUPANCY	82.6	4
AVG % RETAIL OCCUPANCY	99.8	2
AVG $ RATE YR-END RENT	11.01	4
RENTABLE/GROSS SQFT	.90	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.80	3
PAYROLL		
CONTRACT	.76	3
SUP/MAT/MISC	.00	2
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.88	3
PAYROLL	.36	3
ELEVATOR	.18	3
HVAC	.05	3
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.13	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.62	3
ELECTRICAL	.65	3
GAS	.21	2
FUEL OIL		
PURCH STEAM	.35	3
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.20	3
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.16	3
SEC PAYROLL	.16	1
SEC CONTRACTS	.02	3
SEC OTHER	.01	1
ADMIN TOTAL	.31	3
PAYROLL	.13	3
MGMT FEES	.17	2
LEGAL FEES	.00	3
AUDIT FEES	.01	2
GEN OFC EXP	.02	3
OTHER ADM EXP	.02	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.48	3
REAL ESTATE TAX	1.20	3
BUILDING INS	.21	3
PERS PROP TAX	.00	1
OTHER TAX	.03	2
LEASING EXPENSES	.08	3
ADV/PROMOTION	.07	2
COMM/FEES	.01	2
TENANT ALTS	.03	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.54	3
CLEANING		
REPAIR/MAINT	.38	3
RDS/GROUNDS		
SECURITY	.16	1
ADMINISTRATIVE	.13	3
TOTAL CONTRACTS	1.17	3
CLEANING	.76	3
REPAIR/MAINT	.11	2
RDS/GROUNDS	.02	2
SECURITY	.02	3
ADMINISTRATIVE	.23	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,570,624 SQ. FT.				2,231,048 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					5.39	9.09		
RETAIL AREA	3	10.44	13.75						
OTHER AREA	3	.34	.58						
TOTAL RENT	3	5.14	8.59						
MISCELLANEOUS	3	.81	.90						
TOTAL INCOME	3	5.95	9.66						
EXPENSE									
CLEANING	3	.90	.89			1.04	1.05		
REPAIR-MAINT	3	1.23	1.27			1.41	1.61		
UTILITIES	3	1.87	1.80			2.10	2.15		
RDS/GRNDS/SEC	3	.51	.36			.51	.36		
ADMINISTRATIVE	3	.45	.26			.45	.26		
TOTAL OPER EXP	3	4.97	4.97			5.66	5.64		
FIXED EXPENSES	3	2.44	1.45			2.44	1.45		
TOTAL OPER+FIX	3	7.40	7.25			8.10	7.67		
LEASING EXP	3	1.12	1.22						
TOTAL PAYROLL	3	.62	.44						
TOTAL CONTRACT	3	1.79	1.92						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36959	3
AVG SQFT/RETAIL TENANT	2865	2
AVG SQFT/OFFICE WORKER	292	3
AVG % OFFICE OCCUPANCY	84.5	3
AVG % RETAIL OCCUPANCY	76.3	2
AVG $ RATE YR-END RENT	19.50	2
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.89	3
PAYROLL	.03	1
CONTRACT	.78	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.27	3
PAYROLL	.44	3
ELEVATOR	.26	3
HVAC	.10	3
ELECTRICAL	.01	3
STRUCT/ROOF	.06	1
PLUMBING	.01	3
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.18	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.80	3
ELECTRICAL	1.30	3
GAS	.35	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	.36	3
RDS/GNDS TOTAL	.00	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.61	2
SEC PAYROLL	.09	1
SEC CONTRACTS	.46	2
SEC OTHER	.11	2
ADMIN TOTAL	.26	3
PAYROLL	.13	2
MGMT FEES	.20	3
LEGAL FEES	.15	1
AUDIT FEES	.09	1
GEN OFC EXP	.06	3
OTHER ADM EXP	.15	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.45	3
REAL ESTATE TAX	1.19	3
BUILDING INS	.21	3
PERS PROP TAX	.56	1
OTHER TAX		
LEASING EXPENSES	1.22	3
ADV/PROMOTION	.01	2
COMM/FEES	.12	2
TENANT ALTS	1.06	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.44	3
CLEANING	.03	1
REPAIR/MAINT	.44	3
RDS/GROUNDS		
SECURITY	.09	1
ADMINISTRATIVE	.13	2
TOTAL CONTRACTS	1.92	3
CLEANING	.78	3
REPAIR/MAINT	.35	3
RDS/GROUNDS	.01	2
SECURITY	.46	2
ADMINISTRATIVE	.20	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Colorado Springs, CO

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	62,279 SQ. FT.				62,279 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					8.18	8.18		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	8.18	8.18						
MISCELLANEOUS									
TOTAL INCOME	2	8.18	8.18						
EXPENSE									
CLEANING	3	.42	.52			.42	.52		
REPAIR-MAINT	3	.45	.42			.45	.42		
UTILITIES	3	1.10	1.15			1.10	1.15		
RDS/GRNDS/SEC	3	.32	.29			.32	.29		
ADMINISTRATIVE	3	.57	.55			.57	.55		
TOTAL OPER EXP	3	2.87	2.93			2.87	2.93		
FIXED EXPENSES	3	1.39	1.66			1.39	1.66		
TOTAL OPER+FIX	3	4.26	4.59			4.26	4.59		
LEASING EXP	3	1.35	.90						
TOTAL PAYROLL	2	.19	.19						
TOTAL CONTRACT	3	.79	.97						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4275	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	465	3
AVG % OFFICE OCCUPANCY	68.6	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.63	3
RENTABLE/GROSS SQFT	.94	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.52	3
PAYROLL		
CONTRACT	.46	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.42	3
PAYROLL	.19	2
ELEVATOR		
HVAC	.13	3
ELECTRICAL	.03	3
STRUCT/ROOF	.04	3
PLUMBING	.00	2
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SUP	.13	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.15	3
ELECTRICAL	.76	3
GAS	.26	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	.29	3
RDS/GNDS TOTAL	.29	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	3
RDS/GNDS OTHER	.04	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.55	3
PAYROLL		
MGMT FEES	.49	3
LEGAL FEES	.00	2
AUDIT FEES	.10	2
GEN OFC EXP	.00	2
OTHER ADM EXP	.03	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.66	3
REAL ESTATE TAX	1.43	3
BUILDING INS	.23	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.90	3
ADV/PROMOTION		
COMM/FEES	.35	3
TENANT ALTS	1.11	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.19	2
CLEANING		
REPAIR/MAINT	.19	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.97	3
CLEANING	.46	3
REPAIR/MAINT		
RDS/GROUNDS	.25	3
SECURITY		
ADMINISTRATIVE	.53	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Columbia, SC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	537,288 SQ. FT.				537,288 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					2.89	7.21	3.68	10.64
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	2.95	7.21	3.73	10.77				
MISCELLANEOUS	3	.02	.06						
TOTAL INCOME	6	2.97	7.21	3.73	10.96				
EXPENSE									
CLEANING	6	.66	.63	.54	.99	.66	.63	.54	.99
REPAIR-MAINT	6	1.04	.91	.59	1.64	1.04	.91	.59	1.64
UTILITIES	6	.28	1.20	.30	2.13	.28	1.20	.30	2.13
RDS/GRNDS/SEC	6	.05	.16	.04	.42	.05	.16	.04	.42
ADMINISTRATIVE	5	.14	.34	.18	.43	.14	.34	.18	.43
TOTAL OPER EXP	6	2.16	3.38	2.05	4.90	2.16	3.38	2.05	4.90
FIXED EXPENSES	5	.95	.91	.78	1.04	.95	.91	.78	1.04
TOTAL OPER+FIX	6	2.31	4.36	2.40	5.84	4.81	4.36	2.40	5.84
LEASING EXP	5	.20	.19	.03	.67				
TOTAL PAYROLL	1	.27	.27						
TOTAL CONTRACT	6	.63	.75	.56	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17316	6
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	295	1
AVG % OFFICE OCCUPANCY	93.5	6
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.42	6
RENTABLE/GROSS SQFT	.93	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.63	6
PAYROLL		
CONTRACT	.60	6
SUP/MAT/MISC	.08	1
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	.91	6
PAYROLL	.27	1
ELEVATOR	.10	4
HVAC	.24	6
ELECTRICAL	.07	6
STRUCT/ROOF	.10	1
PLUMBING	.01	6
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.27	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.20	6
ELECTRICAL	1.28	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL	.16	6
RDS/GNDS TOTAL	.16	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	6
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.04	1
SEC PAYROLL		
SEC CONTRACTS	.04	1
SEC OTHER		
ADMIN TOTAL	.34	5
PAYROLL		
MGMT FEES	.34	5
LEGAL FEES	.02	2
AUDIT FEES	.05	3
GEN OFC EXP	.01	1
OTHER ADM EXP	.06	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.91	5
REAL ESTATE TAX	.81	5
BUILDING INS	.08	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.19	5
ADV/PROMOTION		
COMM/FEES	.27	3
TENANT ALTS	.18	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.27	1
CLEANING		
REPAIR/MAINT	.27	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.75	6
CLEANING	.60	6
REPAIR/MAINT		
RDS/GROUNDS	.16	6
SECURITY	.04	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Columbia, SC

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	81,070 SQ. FT.				81,070 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					8.16	7.88	5.98	10.64
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	8.22	7.88	5.99	10.77				
MISCELLANEOUS	2	.17	.19						
TOTAL INCOME	5	8.29	7.88	5.99	10.96				
EXPENSE									
CLEANING	5	.73	.62	.54	.99	.73	.62	.54	.99
REPAIR-MAINT	5	1.03	.79	.59	1.64	1.03	.79	.59	1.64
UTILITIES	5	1.58	1.44	.75	2.13	1.58	1.44	.75	2.13
RDS/GRNDS/SEC	5	.29	.22	.08	.42	.29	.22	.08	.42
ADMINISTRATIVE	4	.34	.38	.29	.43	.34	.38	.29	.43
TOTAL OPER EXP	5	3.86	3.72	2.63	4.90	3.86	3.72	2.63	4.90
FIXED EXPENSES	5	.95	.91	.78	1.04	.95	.91	.78	1.04
TOTAL OPER+FIX	5	4.81	4.82	3.41	5.84	4.81	4.82	3.41	5.84
LEASING EXP	4	.27	.30	.03	.67				
TOTAL PAYROLL									
TOTAL CONTRACT	5	1.01	.83	.62	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3665	5
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	295	1
AVG % OFFICE OCCUPANCY	90.4	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.80	5
RENTABLE/GROSS SQFT	.93	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.62	5
PAYROLL		
CONTRACT	.60	5
SUP/MAT/MISC		
TRASH REMOVAL	.01	3
REPR/MAINT TOTAL	.79	5
PAYROLL		
ELEVATOR	.09	3
HVAC	.31	5
ELECTRICAL	.08	5
STRUCT/ROOF	.10	1
PLUMBING	.01	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.44	5
ELECTRICAL	1.28	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	.22	5
RDS/GNDS TOTAL	.22	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	5
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.04	1
SEC PAYROLL		
SEC CONTRACTS	.04	1
SEC OTHER		
ADMIN TOTAL	.38	4
PAYROLL		
MGMT FEES	.35	4
LEGAL FEES	.02	2
AUDIT FEES	.05	3
GEN OFC EXP		
OTHER ADM EXP	.06	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.91	5
REAL ESTATE TAX	.81	5
BUILDING INS	.08	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.30	4
ADV/PROMOTION		
COMM/FEES	.42	2
TENANT ALTS	.13	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.83	5
CLEANING	.60	5
REPAIR/MAINT		
RDS/GROUNDS	.22	5
SECURITY	.04	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	314,546 SQ. FT.				314,546 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					7.26	8.28	4.17	8.90
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	7.61	8.55	4.79	9.23				
MISCELLANEOUS	7	.06	.06	.03	.08				
TOTAL INCOME	9	7.66	8.60	4.83	9.25				
EXPENSE									
CLEANING	9	.50	.49	.36	.53	.50	.49	.36	.53
REPAIR-MAINT	9	.70	.71	.61	1.00	.70	.71	.61	1.00
UTILITIES	9	1.86	1.87	1.59	2.33	1.86	1.87	1.59	2.33
RDS/GRNDS/SEC	9	.18	.22	.07	.34	.18	.22	.07	.34
ADMINISTRATIVE	9	.24	.20	.16	.33	.24	.20	.16	.33
TOTAL OPER EXP	9	3.48	3.49	3.04	4.29	3.48	3.49	3.04	4.29
FIXED EXPENSES	9	.68	.67	.53	.83	.68	.67	.53	.83
TOTAL OPER+FIX	9	4.16	4.17	3.72	4.95	4.16	4.17	3.72	4.95
LEASING EXP	9	.81	.67	.37	3.34				
TOTAL PAYROLL	2	.15	.15						
TOTAL CONTRACT	9	.56	.56	.46	.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2576	9
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	72.1	9
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	10.83	9
RENTABLE/GROSS SQFT	.92	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.49	9
PAYROLL		
CONTRACT	.46	9
SUP/MAT/MISC	.00	4
TRASH REMOVAL	.04	9
REPR/MAINT TOTAL	.71	9
PAYROLL	.15	2
ELEVATOR	.07	7
HVAC	.28	9
ELECTRICAL	.08	9
STRUCT/ROOF	.05	7
PLUMBING	.02	9
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.87	9
ELECTRICAL	1.76	9
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	9
RDS/GNDS/SEC TOTAL	.22	9
RDS/GNDS TOTAL	.22	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	9
RDS/GNDS OTHER	.19	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.00	5
SEC PAYROLL		
SEC CONTRACTS	.00	1
SEC OTHER	.00	4
ADMIN TOTAL	.20	9
PAYROLL		
MGMT FEES	.19	9
LEGAL FEES	.00	5
AUDIT FEES	.05	6
GEN OFC EXP	.00	3
OTHER ADM EXP	.00	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.67	9
REAL ESTATE TAX	.60	9
BUILDING INS	.12	7
PERS PROP TAX	.00	4
OTHER TAX	.01	4
LEASING EXPENSES	.67	9
ADV/PROMOTION	.01	3
COMM/FEES	.29	9
TENANT ALTS	.37	8
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.15	2
CLEANING		
REPAIR/MAINT	.15	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.56	9
CLEANING	.46	9
REPAIR/MAINT		
RDS/GROUNDS	.10	9
SECURITY	.00	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Columbia, SC

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	212,269 SQ. FT.				212,269 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					6.87	8.23		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.08	8.39						
MISCELLANEOUS	3	.07	.08						
TOTAL INCOME	3	7.14	8.42						
EXPENSE									
CLEANING	3	.51	.53			.51	.53		
REPAIR-MAINT	3	.67	.63			.67	.63		
UTILITIES	3	1.66	1.70			1.66	1.70		
RDS/GRNDS/SEC	3	.20	.25			.20	.25		
ADMINISTRATIVE	3	.18	.18			.18	.18		
TOTAL OPER EXP	3	3.22	3.27			3.21	3.27		
FIXED EXPENSES	3	.63	.54			.63	.54		
TOTAL OPER + FIX	3	3.85	2.80			3.84	3.80		
LEASING EXP	3	.54	.67						
TOTAL PAYROLL	2	.15	.15						
TOTAL CONTRACT	3	.56	.55						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2381	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	71.8	3
AVG % RETAIL OCCUPANCY	0	0
AVG $ RATE YR-END RENT	11.00	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.53	3
PAYROLL		
CONTRACT	.51	3
SUP/MAT/MISC		
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.63	3
PAYROLL	.15	2
ELEVATOR	.07	3
HVAC	.24	3
ELECTRICAL	.09	3
STRUCT/ROOF	.00	1
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.12	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.70	3
ELECTRICAL	1.61	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.25	3
RDS/GNDS TOTAL	.25	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER	.19	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.00	1
SEC PAYROLL		
SEC CONTRACTS	.00	1
SEC OTHER		
ADMIN TOTAL	.18	3
PAYROLL		
MGMT FEES	.17	3
LEGAL FEES	.00	1
AUDIT FEES	.02	1
GEN OFC EXP	.00	3
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.54	3
REAL ESTATE TAX	.54	3
BUILDING INS	.16	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.67	3
ADV/PROMOTION	.01	3
COMM/FEES	.29	3
TENANT ALTS	.47	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.15	2
CLEANING		
REPAIR/MAINT	.15	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.55	3
CLEANING	.51	3
REPAIR/MAINT		
RDS/GROUNDS	.08	3
SECURITY	.00	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Columbus, OH

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	20 BLDS	6,170,507 SQ. FT.				5,832,210 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					12.66	12.14	7.60	14.68
RETAIL AREA	7	12.83	15.78	6.96	24.38				
OTHER AREA	4	11.97	12.84	7.54	18.30				
TOTAL RENT	16	12.44	11.73	7.65	14.48				
MISCELLANEOUS	15	.56	.44	.03	.84				
TOTAL INCOME	20	12.62	12.24	7.50	14.28				
EXPENSE									
CLEANING	20	1.02	.86	.64	1.01	.93	.85	.62	1.08
REPAIR-MAINT	20	1.32	1.26	1.02	1.51	1.20	1.29	1.06	1.51
UTILITIES	20	1.80	1.75	1.30	2.00	1.62	1.79	1.26	2.03
RDS/GRNDS/SEC	19	.52	.45	.32	.66	.52	.45	.32	.66
ADMINISTRATIVE	20	.62	.52	.42	.67	.62	.52	.42	.67
TOTAL OPER EXP	20	5.28	4.91	4.08	5.72	4.95	4.99	3.78	5.82
FIXED EXPENSES	16	1.27	1.16	.54	1.45	1.27	1.16	.54	1.45
TOTAL OPER + FIX	20	6.53	6.02	4.80	6.98	6.22	5.92	4.73	7.12
LEASING EXP	16	.54	.29	.19	.81				
TOTAL PAYROLL	20	1.68	1.19	.65	1.75				
TOTAL CONTRACT	19	1.03	1.32	.78	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13857	19
AVG SQFT/RETAIL TENANT	2497	11
AVG SQFT/OFFICE WORKER	270	20
AVG % OFFICE OCCUPANCY	94.7	20
AVG % RETAIL OCCUPANCY	93.0	12
AVG $ RATE YR-END RENT	16.22	15
RENTABLE/GROSS SQFT	.93	15

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.86	20
PAYROLL	.80	12
CONTRACT	.10	19
SUP/MAT/MISC	.07	17
TRASH REMOVAL	.03	17
REPR/MAINT TOTAL	1.26	20
PAYROLL	.63	18
ELEVATOR	.26	20
HVAC	.14	19
ELECTRICAL	.03	18
STRUCT/ROOF	.07	7
PLUMBING	.01	13
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.15	19

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.75	20
ELECTRICAL	1.46	20
GAS	.23	15
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	19
RDS/GNDS/SEC TOTAL	.45	19
RDS/GNDS TOTAL	.05	18
RDS/GNDS PAYRL	.03	4
RDS/GNDS CONTR	.03	15
RDS/GNDS OTHER	.01	15

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.30	19
SEC PAYROLL	.41	5
SEC CONTRACTS	.31	15
SEC OTHER	.02	11
ADMIN TOTAL	.52	20
PAYROLL	.17	11
MGMT FEES	.31	17
LEGAL FEES	.03	6
AUDIT FEES	.05	9
GEN OFC EXP	.03	17
OTHER ADM EXP	.05	16

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.16	16
REAL ESTATE TAX	.96	15
BUILDING INS	.13	16
PERS PROP TAX	.02	4
OTHER TAX	.05	2
LEASING EXPENSES	.33	15
ADV/PROMOTION	.00	3
COMM/FEES	.22	8
TENANT ALTS	.32	11
BUY-OUTS	.15	3

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.19	20
CLEANING	.80	12
REPAIR/MAINT	.63	18
RDS/GROUNDS	.03	4
SECURITY	.41	5
ADMINISTRATIVE	.17	11
TOTAL CONTRACTS	1.32	19
CLEANING	.10	19
REPAIR/MAINT	.32	14
RDS/GROUNDS	.04	16
SECURITY	.31	16
ADMINISTRATIVE	.39	17

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Columbus, OH

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	706,231 SQ. FT.				699,546 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.92	12.14		
RETAIL AREA	1	15.37	15.37						
OTHER AREA	1	3.56	3.56						
TOTAL RENT	3	10.89	12.14						
MISCELLANEOUS	2	.10	.10						
TOTAL INCOME	3	10.95	12.31						
EXPENSE									
CLEANING	3	.97	.74			.98	.75		
REPAIR-MAINT	3	1.24	1.27			1.25	1.27		
UTILITIES	3	1.64	1.76			1.65	1.79		
RDS/GRNDS/SEC	3	.42	.45			.42	.45		
ADMINISTRATIVE	3	.67	.51			.67	.51		
TOTAL OPER EXP	3	4.94	5.00			4.97	5.10		
FIXED EXPENSES	3	.45	.23			.45	.23		
TOTAL OPER+FIX	3	5.39	5.96			5.42	5.98		
LEASING EXP	2	.56	.62						
TOTAL PAYROLL	3	1.21	1.07						
TOTAL CONTRACT	2	1.55	1.54						

OCCUPANCY INFO		BLDS
AVG SQFT/OFFICE TENANT	12286	3
AVG SQFT/RETAIL TENANT	1069	1
AVG SQFT/OFFICE WORKER	256	3
AVG % OFFICE OCCUPANCY	94.8	3
AVG % RETAIL OCCUPANCY	83.0	1
AVG $ RATE YR-END RENT	16.30	3
RENTABLE/GROSS SQFT	.90	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.74**	**3**
PAYROLL	1.30	1
CONTRACT	.61	2
SUP/MAT/MISC	.09	2
TRASH REMOVAL	.03	1
REPR/MAINT TOTAL	**1.27**	**3**
PAYROLL	.60	2
ELEVATOR	.28	3
HVAC	.19	3
ELECTRICAL	.07	2
STRUCT/ROOF	.11	1
PLUMBING	.07	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.15	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.76**	**3**
ELECTRICAL	1.45	3
GAS	.22	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	**.45**	**3**
RDS/GNDS TOTAL	.01	3
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.01	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.43	3
SEC PAYROLL	.42	2
SEC CONTRACTS	.23	1
SEC OTHER	.10	1
ADMIN TOTAL	**.51**	**3**
PAYROLL	.05	1
MGMT FEES	.49	3
LEGAL FEES		
AUDIT FEES	10	1
GEN OFC EXP	.01	2
OTHER ADM EXP	.06	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.23**	**3**
REAL ESTATE TAX	.53	2
BUILDING INS	.12	3
PERS PROP TAX	.04	1
OTHER TAX	.00	1
LEASING EXPENSES	**1.07**	**1**
ADV/PROMOTION		
COMM/FEES	.27	1
TENANT ALTS	.80	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.07**	**3**
CLEANING	1.30	1
REPAIR/MAINT	.60	2
RDS/GROUNDS	.02	1
SECURITY	.42	2
ADMINISTRATIVE	.05	1
TOTAL CONTRACTS	**1.54**	**2**
CLEANING	.61	2
REPAIR/MAINT	.34	2
RDS/GROUNDS	.02	2
SECURITY	.23	1
ADMINISTRATIVE	.46	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,353,008 SQ. FT.				2,252,047 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.66	12.65	9.79	15.17
RETAIL AREA	2	9.02	13.54						
OTHER AREA	2	21.99	18.30						
TOTAL RENT	6	12.39	12.14	9.88	15.03				
MISCELLANEOUS	4	.71	.65	.46	.92				
TOTAL INCOME	6	12.90	13.05	9.88	15.49				
EXPENSE									
CLEANING	6	.83	.85	.60	1.07	.85	.88	.62	1.09
REPAIR-MAINT	6	1.38	1.31	1.05	1.92	1.42	1.35	1.06	2.01
UTILITIES	6	1.73	1.69	1.20	2.18	1.77	1.72	1.22	2.24
RDS/GRNDS/SEC	6	.40	.39	.31	.54	.40	.39	.31	.54
ADMINISTRATIVE	6	.52	.52	.28	.70	.52	.52	.28	.70
TOTAL OPER EXP	6	4.85	4.74	4.07	5.81	5.00	4.78	4.19	6.10
FIXED EXPENSES	6	.95	1.08	.59	1.28	.95	1.08	.59	1.28
TOTAL OPER+FIX	6	5.80	5.93	4.66	6.98	5.95	5.97	4.79	7.26
LEASING EXP	5	.80	.25	.21	1.39				
TOTAL PAYROLL	6	1.47	1.49	.92	2.02				
TOTAL CONTRACT	6	1.09	1.07	.65	1.59				

OCCUPANCY INFO		BLDS
AVG SQFT/OFFICE TENANT	7467	5
AVG SQFT/RETAIL TENANT	2210	5
AVG SQFT/OFFICE WORKER	267	6
AVG % OFFICE OCCUPANCY	94.8	6
AVG % RETAIL OCCUPANCY	93.3	6
AVG $ RATE YR-END RENT	17.08	6
RENTABLE/GROSS SQFT	.94	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.85**	**6**
PAYROLL	.78	4
CONTRACT	.03	6
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	**1.31**	**6**
PAYROLL	.73	6
ELEVATOR	.26	6
HVAC	.11	5
ELECTRICAL	.02	5
STRUCT/ROOF		
PLUMBING	.01	1
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.15	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.69**	**6**
ELECTRICAL	1.37	6
GAS	.23	3
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	**.39**	**6**
RDS/GNDS TOTAL	.04	5
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.01	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.35	6
SEC PAYROLL	.26	2
SEC CONTRACTS	.31	5
SEC OTHER	.02	5
ADMIN TOTAL	**.52**	**6**
PAYROLL	.17	5
MGMT FEES	.27	4
LEGAL FEES	.03	4
AUDIT FEES	.05	4
GEN OFC EXP	.03	5
OTHER ADM EXP	.06	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.08**	**6**
REAL ESTATE TAX	.88	6
BUILDING INS	.16	6
PERS PROP TAX	.01	3
OTHER TAX	.09	1
LEASING EXPENSES	**.25**	**5**
ADV/PROMOTION	.00	2
COMM/FEES	.11	2
TENANT ALTS	.32	4
BUY-OUTS	.15	3

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.49**	**6**
CLEANING	.78	4
REPAIR/MAINT	.73	6
RDS/GROUNDS	.03	2
SECURITY	.26	2
ADMINISTRATIVE	.17	5
TOTAL CONTRACTS	**1.07**	**6**
CLEANING	.03	6
REPAIR/MAINT	.30	6
RDS/GROUNDS	.03	4
SECURITY	.31	5
ADMINISTRATIVE	.33	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Columbus, OH

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,567,817 SQ. FT.				2,403,174 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.94	11.58		
RETAIL AREA	1	16.18	16.18						
OTHER AREA	1	11.52	11.52						
TOTAL RENT	3	11.73	11.73						
MISCELLANEOUS	3	.65	.44						
TOTAL INCOME	3	12.38	12.17						
EXPENSE									
CLEANING	3	1.22	.93			.95	.94		
REPAIR-MAINT	3	1.33	1.39			1.04	1.40		
UTILITIES	3	1.80	2.01			1.40	2.03		
RDS/GRNDS/SEC	3	.63	.68			.63	.68		
ADMINISTRATIVE	3	.72	.53			.72	.53		
TOTAL OPER EXP	3	5.70	5.53			4.83	5.58		
FIXED EXPENSES	3	1.67	1.75			1.67	1.75		
TOTAL OPER+FIX	3	7.37	7.28			6.50	7.33		
LEASING EXP	1	.02	.02						
TOTAL PAYROLL	3	2.20	1.71						
TOTAL CONTRACT	3	.70	.52						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	42518	3
AVG SQFT/RETAIL TENANT	4351	2
AVG SQFT/OFFICE WORKER	292	3
AVG % OFFICE OCCUPANCY	93.8	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	18.57	2
RENTABLE/GROSS SQFT	1.00	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.93	3
PAYROLL	.78	3
CONTRACT	.05	3
SUP/MAT/MISC	.14	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.39	3
PAYROLL	.94	2
ELEVATOR	.27	3
HVAC	.06	3
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING	.04	2
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.28	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.01	3
ELECTRICAL	1.94	3
GAS	.07	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.68	3
RDS/GNDS TOTAL	.17	3
RDS/GNDS PAYRL	.21	1
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER	.01	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.41	3
SEC PAYROLL	.36	1
SEC CONTRACTS	.17	3
SEC OTHER	.01	2
ADMIN TOTAL	.53	3
PAYROLL	.38	3
MGMT FEES	.18	2
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.13	3
OTHER ADM EXP	.01	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.75	3
REAL ESTATE TAX	1.67	3
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.02	1
ADV/PROMOTION		
COMM/FEES	.02	1
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.71	3
CLEANING	.78	3
REPAIR/MAINT	.94	2
RDS/GROUNDS	.21	1
SECURITY	.36	1
ADMINISTRATIVE	.36	3
TOTAL CONTRACTS	.52	3
CLEANING	.05	3
REPAIR/MAINT	.33	2
RDS/GROUNDS	.08	3
SECURITY	.17	3
ADMINISTRATIVE	.06	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	491,745 SQ. FT.				491,745 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					13.06	13.05	8.66	17.35
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	13.15	13.08	8.79	17.41				
MISCELLANEOUS	4	.08	.08	.08	.09				
TOTAL INCOME	5	13.23	13.15	8.83	17.49				
EXPENSE									
CLEANING	6	.73	.74	.65	.88	.73	.74	.65	.88
REPAIR-MAINT	6	.47	.48	.41	.59	.47	.48	.41	.59
UTILITIES	6	1.44	1.46	1.31	1.83	1.44	1.46	1.31	1.83
RDS/GRNDS/SEC	6	.19	.20	.15	.26	.19	.20	.15	.26
ADMINISTRATIVE	6	.61	.63	.27	.71	.61	.63	.27	.71
TOTAL OPER EXP	6	3.43	3.48	3.15	3.95	3.43	3.48	3.15	3.95
FIXED EXPENSES	6	.94	.94	.52	1.22	.94	.94	.52	1.22
TOTAL OPER+FIX	6	4.37	4.46	3.95	4.86	4.37	4.46	3.95	4.86
LEASING EXP	5	.12	.03	.02	.25				
TOTAL PAYROLL	5	.36	.37	.34	.39				
TOTAL CONTRACT	6	1.23	1.26	.95	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7426	6
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	164	6
AVG % OFFICE OCCUPANCY	90.6	6
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	17.61	6
RENTABLE/GROSS SQFT	.95	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.74	6
PAYROLL	.02	5
CONTRACT	.63	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	.46	6
PAYROLL	.21	5
ELEVATOR	.06	6
HVAC	.07	6
ELECTRICAL	.01	6
STRUCT/ROOF	.05	1
PLUMBING	.00	4
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.12	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.46	6
ELECTRICAL	1.37	6
GAS	.17	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.20	6
RDS/GNDS TOTAL	.16	6
RDS/GNDS PAYRL	.01	5
RDS/GNDS CONTR	.15	6
RDS/GNDS OTHER	.00	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.03	6
SEC PAYROLL		
SEC CONTRACTS	.03	6
SEC OTHER	.00	5
ADMIN TOTAL	.63	6
PAYROLL	.13	5
MGMT FEES	.45	5
LEGAL FEES	.02	1
AUDIT FEES		
GEN OFC EXP	.04	3
OTHER ADM EXP	.04	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.94	6
REAL ESTATE TAX	.72	6
BUILDING INS	.24	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.03	6
ADV/PROMOTION	.02	5
COMM/FEES	.16	3
TENANT ALTS	.01	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.37	5
CLEANING	.02	5
REPAIR/MAINT	.21	5
RDS/GROUNDS	.01	5
SECURITY		
ADMINISTRATIVE	.13	5
TOTAL CONTRACTS	1.26	6
CLEANING	.63	6
REPAIR/MAINT	.12	6
RDS/GROUNDS	.15	6
SECURITY	.03	6
ADMINISTRATIVE	.43	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Columbus, OH

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	365,676 SQ. FT.				365,676 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					13.07	16.64		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.19	16.73						
MISCELLANEOUS	3	.09	.08						
TOTAL INCOME	3	13.27	16.82						
EXPENSE									
CLEANING	4	.74	.74	.71	.78	.74	.74	.71	.78
REPAIR-MAINT	4	.47	.48	.44	.49	.47	.48	.44	.49
UTILITIES	4	1.43	1.46	1.37	1.50	1.43	1.46	1.37	1.50
RDS/GRNDS/SEC	4	.18	.16	.15	.21	.18	.16	.15	.21
ADMINISTRATIVE	4	.67	.64	.63	.71	.67	.64	.63	.71
TOTAL OPER EXP	4	3.49	3.48	3.36	3.63	3.49	3.48	3.36	3.63
FIXED EXPENSES	4	.94	.95	.64	1.22	.94	.95	.64	1.22
TOTAL OPER+FIX	4	4.43	4.46	4.00	4.86	4.43	4.46	4.00	4.86
LEASING EXP	4	.06	.02	.02	.11				
TOTAL PAYROLL	4	.37	.38	.36	.39				
TOTAL CONTRACT	4	1.25	1.38	1.06	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8557	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	151	4
AVG % OFFICE OCCUPANCY	93.6	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	18.98	4
RENTABLE/GROSS SQFT	.95	4

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.74	4	**UTILITIES TOTAL**	1.46	4	SECURITY TOTAL	.03	4	**FIXED EXP TOTAL**	.95	4	**TOTAL PAYROLL**	.38	4
PAYROLL	.03	4	ELECTRICAL	1.37	4	SEC PAYROLL			REAL ESTATE TAX	.70	4	CLEANING	.03	4
CONTRACT	.63	4	GAS			SEC CONTRACTS	.03	4	BUILDING INS	.25	4	REPAIR/MAINT	.21	4
SUP/MAT/MISC	.07	4	FUEL OIL			SEC OTHER	.00	4	PERS PROP TAX			RDS/GROUNDS	.01	4
TRASH REMOVAL	.04	4	PURCH STEAM			**ADMIN TOTAL**	.64	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.48	4	PURCH CH WTR			PAYROLL	.13	4	**LEASING EXPENSES**	.02	4	ADMINISTRATIVE	.13	4
PAYROLL	.21	4	COAL			MGMT FEES	.46	4	ADV/PROMOTION	.02	4			
ELEVATOR	.06	4	WATER/SEWER	.06	4	LEGAL FEES	.02	1	COMM/FEES	.09	2	**TOTAL CONTRACTS**	1.38	4
HVAC	.07	4	**RDS/GNDS/SEC TOTAL**	.16	4	AUDIT FEES			TENANT ALTS	.01	1	CLEANING	.63	4
ELECTRICAL	.01	4				GEN OFC EXP	.13	2	BUY-OUTS			REPAIR/MAINT	.12	4
STRUCT/ROOF			RDS/GNDS TOTAL	.14	4	OTHER ADM EXP	.04	2				RDS/GROUNDS	.13	4
PLUMBING	.00	3	RDS/GNDS PAYRL	.01	4							SECURITY	.03	4
FIRE/LIFE SFTY			RDS/GNDS CONTR	.13	4							ADMINISTRATIVE	.44	4
OTHER MAINT/SUP	.15	4	RDS/GNDS OTHER	.00	4									

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Dallas, TX

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	47 BLDS	28,168,540 SQ. FT.				27,469,620 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	31					13.49	12.31	7.42	15.75
RETAIL AREA	20	11.33	10.53	7.46	17.09				
OTHER AREA	3	3.19	4.60						
TOTAL RENT	32	13.27	11.97	7.36	15.84				
MISCELLANEOUS	25	.66	.35	.02	.80				
TOTAL INCOME	42	11.62	11.38	7.31	15.97				
EXPENSE									
CLEANING	41	.55	.58	.50	.69	.57	.60	.52	.69
REPAIR-MAINT	40	.84	.82	.64	1.08	.85	.86	.65	1.12
UTILITIES	40	1.36	1.45	1.19	1.63	1.38	1.46	1.23	1.63
RDS/GRNDS/SEC	36	.34	.30	.20	.45	.34	.30	.20	.45
ADMINISTRATIVE	47	.86	.86	.52	1.16	.86	.86	.52	1.16
TOTAL OPER EXP	40	3.97	4.11	3.68	4.44	3.64	4.19	3.79	4.57
FIXED EXPENSES	39	1.67	1.51	1.13	1.87	1.67	1.51	1.13	1.87
TOTAL OPER+FIX	36	5.72	5.71	5.00	6.38	5.70	5.74	5.00	6.40
LEASING EXP	33	.53	.18	.09	.63				
TOTAL PAYROLL	34	.70	.73	.52	.92				
TOTAL CONTRACT	34	1.27	1.37	1.03	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11680	33
AVG SQFT/RETAIL TENANT	2714	20
AVG SQFT/OFFICE WORKER	318	32
AVG % OFFICE OCCUPANCY	77.7	44
AVG % RETAIL OCCUPANCY	88.7	20
AVG $ RATE YR-END RENT	14.61	42
RENTABLE/GROSS SQFT	.94	27

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.57	43	**UTILITIES TOTAL**	1.31	44	SECURITY TOTAL	.25	31	**FIXED EXP TOTAL**	1.37	44	**TOTAL PAYROLL**	.71	31
PAYROLL	.09	2	ELECTRICAL	1.25	44	SEC PAYROLL	.26	10	REAL ESTATE TAX	1.21	41	CLEANING	.09	2
CONTRACT	.52	31	GAS	.07	9	SEC CONTRACTS	.18	25	BUILDING INS	.14	42	REPAIR/MAINT	.30	30
SUP/MAT/MISC	.05	28	FUEL OIL	.00	11	SEC OTHER	.01	12	PERS PROP TAX	.00	15	RDS/GROUNDS	.06	1
TRASH REMOVAL	.03	28	PURCH STEAM			**ADMIN TOTAL**	.89	42	OTHER TAX	.00	21	SECURITY	.26	10
REPR/MAINT TOTAL	.74	42	PURCH CH WTR			PAYROLL	.26	41	**LEASING EXPENSES**	.14	36	ADMINISTRATIVE	.27	30
PAYROLL	.30	30	COAL			MGMT FEES	.41	40	ADV/PROMOTION	.01	34			
ELEVATOR	.20	42	WATER/SEWER	.05	44	LEGAL FEES	.02	35	COMM/FEES	.08	19	**TOTAL CONTRACTS**	1.38	31
HVAC	.06	42	**RDS/GNDS/SEC TOTAL**	.29	31	AUDIT FEES	.01	26	TENANT ALTS	.06	28	CLEANING	.52	31
ELECTRICAL	.03	30				GEN OFC EXP	.07	42	BUY-OUTS	.37	5	REPAIR/MAINT	.30	27
STRUCT/ROOF	.02	18	RDS/GNDS TOTAL	.06	23	OTHER ADM EXP	.03	38				RDS/GROUNDS	.06	20
PLUMBING	.01	28	RDS/GNDS PAYRL	.06	1							SECURITY	.18	25
FIRE/LIFE SFTY	.01	25	RDS/GNDS CONTR	.07	19							ADMINISTRATIVE	.52	28
OTHER MAINT/SUP	.14	41	RDS/GNDS OTHER	.03	8									

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Dallas, TX

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,221,644 SQ. FT.				2,144,582 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					11.83	13.16	6.29	15.64
RETAIL AREA	6	10.26	9.20	5.17	21.68				
OTHER AREA	1	28.17	28.17						
TOTAL RENT	12	11.94	13.16	6.89	15.75				
MISCELLANEOUS	9	.83	.70	.03	1.42				
TOTAL INCOME	12	12.62	13.69	7.74	16.80				
EXPENSE									
CLEANING	13	.60	.58	.48	.71	.61	.61	.50	.71
REPAIR-MAINT	13	.87	.84	.69	.98	.87	.89	.71	.99
UTILITIES	13	1.35	1.31	1.11	1.59	1.36	1.31	1.17	1.59
RDS/GRNDS/SEC	13	.43	.42	.27	.56	.43	.42	.27	.56
ADMINISTRATIVE	13	1.06	1.06	.78	1.26	1.06	1.06	.78	1.26
TOTAL OPER EXP	13	4.31	4.26	3.87	4.67	4.39	4.27	3.90	4.67
FIXED EXPENSES	13	1.33	1.30	.96	1.79	1.33	1.30	.96	1.79
TOTAL OPER+FIX	13	5.64	5.56	4.77	6.46	5.72	5.56	4.94	6.47
LEASING EXP	10	1.49	.39	.05	2.55				
TOTAL PAYROLL	12	.76	.76	.68	.92				
TOTAL CONTRACT	12	1.59	1.45	1.22	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5569	13
AVG SQFT/RETAIL TENANT	2596	5
AVG SQFT/OFFICE WORKER	320	13
AVG % OFFICE OCCUPANCY	79.2	13
AVG % RETAIL OCCUPANCY	88.0	5
AVG $ RATE YR-END RENT	14.15	13
RENTABLE/GROSS SQFT	.93	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.58	13
PAYROLL	.12	1
CONTRACT	.51	12
SUP/MAT/MISC	.04	11
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	.83	12
PAYROLL	.33	11
ELEVATOR	.17	12
HVAC	.12	12
ELECTRICAL	.03	12
STRUCT/ROOF	.01	4
PLUMBING	.02	11
FIRE/LIFE SFTY	.01	10
OTHER MAINT/SUP	.13	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.31	13
ELECTRICAL	1.25	13
GAS	.09	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	13
RDS/GNDS/SEC TOTAL	.44	12
RDS/GNDS TOTAL	.06	8
RDS/GNDS PAYRL	.06	1
RDS/GNDS CONTR	.10	5
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.43	12
SEC PAYROLL	.48	2
SEC CONTRACTS	.42	10
SEC OTHER	.00	2
ADMIN TOTAL	1.06	12
PAYROLL	.33	12
MGMT FEES	.55	10
LEGAL FEES	.03	9
AUDIT FEES	.02	6
GEN OFC EXP	.07	12
OTHER ADM EXP	.07	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.30	13
REAL ESTATE TAX	1.08	12
BUILDING INS	.14	13
PERS PROP TAX	.00	4
OTHER TAX	.07	2
LEASING EXPENSES	.39	10
ADV/PROMOTION	.02	9
COMM/FEES	.14	8
TENANT ALTS	1.09	7
BUY-OUTS	.54	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.76	12
CLEANING	.12	1
REPAIR/MAINT	.33	11
RDS/GROUNDS	.06	1
SECURITY	.48	2
ADMINISTRATIVE	.33	12
TOTAL CONTRACTS	1.45	12
CLEANING	.51	12
REPAIR/MAINT	.31	10
RDS/GROUNDS	.10	5
SECURITY	.42	10
ADMINISTRATIVE	.58	10

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,201,409 SQ. FT.				2,129,102 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.87	11.05	5.18	16.27
RETAIL AREA	4	8.23	18.65	8.61	18.85				
OTHER AREA									
TOTAL RENT	4	10.75	11.19	5.42	16.25				
MISCELLANEOUS	4	.05	.01	.00	.12				
TOTAL INCOME	5	10.28	10.42	4.65	16.36				
EXPENSE									
CLEANING	4	.55	.53	.47	.63	.57	.55	.51	.64
REPAIR-MAINT	4	.53	.47	.40	.70	.56	.47	.43	.71
UTILITIES	4	1.47	1.35	1.17	1.65	1.52	1.37	1.24	1.67
RDS/GRNDS/SEC	4	.13	.15	.07	.22	.13	.15	.07	.22
ADMINISTRATIVE	5	.51	.49	.12	1.07	.51	.49	.12	1.07
TOTAL OPER EXP	4	3.21	3.25	2.62	3.88	2.55	3.30	2.77	3.97
FIXED EXPENSES	4	.92	.87	.46	1.55	.92	.87	.46	1.55
TOTAL OPER+FIX	4	4.12	4.07	3.08	5.43	4.25	4.12	3.23	5.52
LEASING EXP	2	.20	.24						
TOTAL PAYROLL	4	.63	.58	.38	.80				
TOTAL CONTRACT	4	1.18	1.19	.85	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18852	4
AVG SQFT/RETAIL TENANT	58[illegible]	4
AVG SQFT/OFFICE WORKER	293	3
AVG % OFFICE OCCUPANCY	86.2	5
AVG % RETAIL OCCUPANCY	97.3	4
AVG $ RATE YR-END RENT	13.38	5
RENTABLE/GROSS SQFT	.93	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.47	4
PAYROLL		
CONTRACT	.37	3
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.40	4
PAYROLL	.17	3
ELEVATOR	.13	4
HVAC	.05	4
ELECTRICAL	.01	3
STRUCT/ROOF	.03	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.03	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.17	4
ELECTRICAL	1.09	4
GAS	.03	1
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.18	3
RDS/GNDS TOTAL	.06	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.18	3
SEC PAYROLL	.11	1
SEC CONTRACTS	.19	2
SEC OTHER	.00	1
ADMIN TOTAL	.68	4
PAYROLL	.23	4
MGMT FEES	.37	4
LEGAL FEES	.01	3
AUDIT FEES	.04	3
GEN OFC EXP	.05	4
OTHER ADM EXP	.01	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.87	4
REAL ESTATE TAX	.83	4
BUILDING INS	.13	3
PERS PROP TAX	.00	2
OTHER TAX	.02	2
LEASING EXPENSES	.20	2
ADV/PROMOTION	.01	2
COMM/FEES	.11	1
TENANT ALTS	.15	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.49	3
CLEANING		
REPAIR/MAINT	.17	3
RDS/GROUNDS		
SECURITY	.11	1
ADMINISTRATIVE	.32	3
TOTAL CONTRACTS	1.38	3
CLEANING	.37	3
REPAIR/MAINT	.25	3
RDS/GROUNDS	.06	1
SECURITY	.19	2
ADMINISTRATIVE	.43	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Dallas, TX

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	18,757,916 SQ. FT.				18,206,265 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					14.17	12.92	11.73	16.87
RETAIL AREA	10	12.05	10.06	7.48	16.05				
OTHER AREA	2	2.06	2.51						
TOTAL RENT	12	13.83	13.44	11.07	18.10				
MISCELLANEOUS	10	.73	.44	.13	1.36				
TOTAL INCOME	13	12.63	14.70	8.56	19.77				
EXPENSE									
CLEANING	15	.57	.62	.54	.67	.58	.64	.55	.70
REPAIR-MAINT	14	.93	.84	.66	1.32	.94	.86	.69	1.33
UTILITIES	14	1.36	1.48	1.09	1.71	1.38	1.53	1.11	1.73
RDS/GRNDS/SEC	13	.35	.32	.23	.43	.35	.32	.23	.43
ADMINISTRATIVE	15	.80	.62	.54	.98	.80	.62	.54	.98
TOTAL OPER EXP	14	4.02	4.06	3.74	4.47	3.89	4.10	3.88	4.66
FIXED EXPENSES	13	1.83	1.74	1.59	1.99	1.83	1.74	1.59	1.99
TOTAL OPER+FIX	13	5.96	5.85	5.60	6.31	6.06	5.95	5.70	6.50
LEASING EXP	12	.53	.27	.09	.39				
TOTAL PAYROLL	12	.71	.71	.47	.92				
TOTAL CONTRACT	12	1.20	1.23	.83	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14562	12
AVG SQFT/RETAIL TENANT	2482	11
AVG SQFT/OFFICE WORKER	320	12
AVG % OFFICE OCCUPANCY	77.4	14
AVG % RETAIL OCCUPANCY	87.4	11
AVG $ RATE YR-END RENT	16.93	13
RENTABLE/GROSS SQFT	.94	11

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.64	12
PAYROLL	.06	1
CONTRACT	.57	10
SUP/MAT/MISC	.04	10
TRASH REMOVAL	.03	10
REPR/MAINT TOTAL	.73	12
PAYROLL	.24	10
ELEVATOR	.22	12
HVAC	.05	12
ELECTRICAL	.03	9
STRUCT/ROOF	.00	5
PLUMBING	.00	9
FIRE/LIFE SFTY	.01	8
OTHER MAINT/SUP	.22	12

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.35	13
ELECTRICAL	1.31	13
GAS	.01	2
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	13
RDS/GNDS/SEC TOTAL	.29	10
RDS/GNDS TOTAL	.05	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	7
RDS/GNDS OTHER	.04	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	10
SEC PAYROLL	.24	7
SEC CONTRACTS	.07	7
SEC OTHER	.01	7
ADMIN TOTAL	.62	12
PAYROLL	.17	12
MGMT FEES	.38	12
LEGAL FEES	.01	9
AUDIT FEES	.01	11
GEN OFC EXP	.06	12
OTHER ADM EXP	.02	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.74	13
REAL ESTATE TAX	1.61	13
BUILDING INS	.14	12
PERS PROP TAX	.00	7
OTHER TAX	.01	6
LEASING EXPENSES	.18	10
ADV/PROMOTION	.01	9
COMM/FEES	.05	6
TENANT ALTS	.04	8
BUY-OUTS	.36	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.66	10
CLEANING	.06	1
REPAIR/MAINT	.24	10
RDS/GROUNDS		
SECURITY	.24	7
ADMINISTRATIVE	.17	10
TOTAL CONTRACTS	1.35	10
CLEANING	.57	10
REPAIR/MAINT	.31	8
RDS/GROUNDS	.03	8
SECURITY	.07	7
ADMINISTRATIVE	.42	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	205 BLDS	25,455,772 SQ. FT.				25,124,671 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	189					9.94	9.09	6.86	12.50
RETAIL AREA	14	10.61	9.41	6.38	13.62				
OTHER AREA	12	48.33	27.75	6.31	55.15				
TOTAL RENT	191	10.10	9.12	7.06	12.17				
MISCELLANEOUS	138	.70	.11	.03	.53				
TOTAL INCOME	197	10.17	9.17	7.06	13.77				
EXPENSE									
CLEANING	191	.58	.57	.48	.69	.59	.57	.48	.69
REPAIR-MAINT	199	.70	.63	.49	.81	.71	.63	.49	.81
UTILITIES	198	1.54	1.32	1.16	1.59	1.55	1.33	1.16	1.62
RDS/GRNDS/SEC	194	.37	.34	.21	.46	.37	.34	.21	.46
ADMINISTRATIVE	205	.79	.83	.55	1.13	.79	.83	.55	1.13
TOTAL OPER EXP	199	4.02	3.85	3.34	4.37	3.79	3.86	3.34	4.49
FIXED EXPENSES	199	1.45	1.35	1.13	1.65	1.45	1.35	1.13	1.65
TOTAL OPER+FIX	199	5.47	5.25	4.52	5.94	5.51	5.25	4.52	5.97
LEASING EXP	148	.96	.38	.17	.88				
TOTAL PAYROLL	173	.60	.49	.36	.78				
TOTAL CONTRACT	196	1.31	1.33	1.06	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6042	189
AVG SQFT/RETAIL TENANT	1878	21
AVG SQFT/OFFICE WORKER	303	147
AVG % OFFICE OCCUPANCY	78.7	203
AVG % RETAIL OCCUPANCY	74.1	21
AVG $ RATE YR-END RENT	12.18	196
RENTABLE/GROSS SQFT	.95	161

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.57	183
PAYROLL	.09	20
CONTRACT	.49	175
SUP/MAT/MISC	.04	136
TRASH REMOVAL	.03	162
REPR/MAINT TOTAL	.63	191
PAYROLL	.24	150
ELEVATOR	.10	143
HVAC	.09	183
ELECTRICAL	.02	156
STRUCT/ROOF	.02	132
PLUMBING	.01	151
FIRE/LIFE SFTY	.02	100
OTHER MAINT/SUP	.11	175

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.36	189
ELECTRICAL	1.24	189
GAS	.08	34
FUEL OIL	.00	6
PURCH STEAM		
PURCH CH WTR	.53	3
COAL	.20	2
WATER/SEWER	.07	183
RDS/GNDS/SEC TOTAL	.35	179
RDS/GNDS TOTAL	.17	168
RDS/GNDS PAYRL	.09	15
RDS/GNDS CONTR	.14	163
RDS/GNDS OTHER	.04	76

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.17	161
SEC PAYROLL	.18	37
SEC CONTRACTS	.13	130
SEC OTHER	.02	42
ADMIN TOTAL	.82	191
PAYROLL	.23	142
MGMT FEES	.40	176
LEGAL FEES	.04	128
AUDIT FEES	.03	65
GEN OFC EXP	.09	151
OTHER ADM EXP	.03	138

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.35	191
REAL ESTATE TAX	1.22	191
BUILDING INS	.14	181
PERS PROP TAX	.00	47
OTHER TAX	.02	28
LEASING EXPENSES	.38	142
ADV/PROMOTION	.03	126
COMM/FEES	.20	104
TENANT ALTS	.22	120
BUY-OUTS	.22	16

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.49	163
CLEANING	.09	20
REPAIR/MAINT	.24	153
RDS/GROUNDS	.09	15
SECURITY	.18	37
ADMINISTRATIVE	.23	136
TOTAL CONTRACTS	1.34	185
CLEANING	.49	175
REPAIR/MAINT	.24	111
RDS/GROUNDS	.14	164
SECURITY	.13	136
ADMINISTRATIVE	.44	154

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Dallas, TX

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	338,591 SQ. FT.				338,591 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					11.74	10.88	9.09	12.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	11.74	10.88	9.09	12.50				
MISCELLANEOUS	6	.27	.35	.04	1.46				
TOTAL INCOME	11	11.86	10.88	9.16	12.56				
EXPENSE									
CLEANING	11	.66	.58	.54	.73	.66	.58	.54	.73
REPAIR-MAINT	11	.52	.55	.29	.73	.52	.55	.29	.73
UTILITIES	11	1.75	1.63	1.54	1.82	1.75	1.63	1.54	1.82
RDS/GRNDS/SEC	11	.34	.35	.30	.44	.34	.35	.30	.44
ADMINISTRATIVE	11	.75	.57	.50	.88	.75	.57	.50	.88
TOTAL OPER EXP	11	4.01	3.43	3.40	4.61	4.01	3.43	3.40	4.61
FIXED EXPENSES	11	1.45	1.34	1.24	1.64	1.45	1.34	1.24	1.64
TOTAL OPER+FIX	11	5.46	5.03	4.65	6.12	5.46	5.03	4.65	6.12
LEASING EXP	4	.29	.28	.16	.52				
TOTAL PAYROLL	4	.44	.33	.19	.70				
TOTAL CONTRACT	10	1.70	1.64	1.16	2.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2660	11
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	336	8
AVG % OFFICE OCCUPANCY	83.3	11
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.16	9
RENTABLE/GROSS SQFT	.99	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.58	10
PAYROLL		
CONTRACT	.54	10
SUP/MAT/MISC	.08	6
TRASH REMOVAL	.05	7
REPR/MAINT TOTAL	.54	10
PAYROLL	.24	2
ELEVATOR	.03	7
HVAC	.13	10
ELECTRICAL	.03	9
STRUCT/ROOF	.07	6
PLUMBING	.01	8
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.13	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.64	10
ELECTRICAL	1.55	10
GAS	.90	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	9
RDS/GNDS/SEC TOTAL	.37	10
RDS/GNDS TOTAL	.24	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	9
RDS/GNDS OTHER	.16	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	6
SEC PAYROLL		
SEC CONTRACTS	.09	6
SEC OTHER		
ADMIN TOTAL	.58	10
PAYROLL	.20	4
MGMT FEES	.37	10
LEGAL FEES	.11	6
AUDIT FEES	.12	2
GEN OFC EXP	.06	7
OTHER ADM EXP	.03	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.34	10
REAL ESTATE TAX	1.24	10
BUILDING INS	.15	10
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.28	4
ADV/PROMOTION	.10	4
COMM/FEES	.06	3
TENANT ALTS	.14	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.33	4
CLEANING		
REPAIR/MAINT	.24	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.20	4
TOTAL CONTRACTS	1.64	10
CLEANING	.56	10
REPAIR/MAINT	.36	9
RDS/GROUNDS	.20	10
SECURITY	.09	6
ADMINISTRATIVE	.43	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,207,547 SQ. FT.				1,207,547 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					8.62	8.63	6.48	10.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	9.10	8.84	6.48	11.28				
MISCELLANEOUS	12	.22	.07	.02	.10				
TOTAL INCOME	16	9.28	8.88	6.49	12.02				
EXPENSE									
CLEANING	16	.52	.49	.37	.57	.52	.49	.37	.57
REPAIR-MAINT	16	.66	.62	.46	.84	.66	.62	.46	.84
UTILITIES	16	1.39	1.28	1.11	1.73	1.39	1.28	1.11	1.73
RDS/GRNDS/SEC	16	.36	.26	.16	.52	.36	.26	.16	.52
ADMINISTRATIVE	16	.97	.91	.51	1.22	.97	.91	.51	1.22
TOTAL OPER EXP	16	3.92	3.90	2.88	4.64	3.92	3.90	2.88	4.64
FIXED EXPENSES	16	1.38	1.41	1.25	1.57	1.38	1.41	1.25	1.57
TOTAL OPER+FIX	16	5.29	5.16	4.37	6.12	5.29	5.16	4.37	6.12
LEASING EXP	14	.60	.44	.24	1.00				
TOTAL PAYROLL	12	.58	.46	.32	.82				
TOTAL CONTRACT	14	1.37	1.34	1.02	1.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3116	15
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	292	13
AVG % OFFICE OCCUPANCY	70.5	16
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.69	15
RENTABLE/GROSS SQFT	.97	12

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.50	12
PAYROLL		
CONTRACT	.42	12
SUP/MAT/MISC	.03	10
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	.68	12
PAYROLL	.24	9
ELEVATOR	.07	12
HVAC	.12	12
ELECTRICAL	.03	11
STRUCT/ROOF	.02	3
PLUMBING	.01	8
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.12	12

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.47	11
ELECTRICAL	1.36	11
GAS	.20	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	10
RDS/GNDS/SEC TOTAL	.26	11
RDS/GNDS TOTAL	.15	9
RDS/GNDS PAYRL	.11	1
RDS/GNDS CONTR	.13	8
RDS/GNDS OTHER	.05	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.18	10
SEC PAYROLL	.45	2
SEC CONTRACTS	.08	9
SEC OTHER	.01	5
ADMIN TOTAL	.96	12
PAYROLL	.36	8
MGMT FEES	.59	11
LEGAL FEES	.02	9
AUDIT FEES	.02	5
GEN OFC EXP	.17	10
OTHER ADM EXP	.03	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.41	12
REAL ESTATE TAX	1.23	12
BUILDING INS	.14	12
PERS PROP TAX	.00	4
OTHER TAX		
LEASING EXPENSES	.47	12
ADV/PROMOTION	.04	11
COMM/FEES	.23	11
TENANT ALTS	.22	11
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.63	10
CLEANING		
REPAIR/MAINT	.24	9
RDS/GROUNDS	.11	1
SECURITY	.45	2
ADMINISTRATIVE	.36	8
TOTAL CONTRACTS	1.34	12
CLEANING	.42	12
REPAIR/MAINT	.27	9
RDS/GROUNDS	.13	8
SECURITY	.08	9
ADMINISTRATIVE	.48	11

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Dallas, TX

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	46 BLDS	7,846,910 SQ. FT.				7,630,219 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	45					10.07	9.46	6.96	12.35
RETAIL AREA	2	5.45	6.75						
OTHER AREA									
TOTAL RENT	45	10.38	9.78	7.23	12.35				
MISCELLANEOUS	41	.54	.14	.01	.49				
TOTAL INCOME	45	10.88	9.89	7.45	13.94				
EXPENSE									
CLEANING	46	.58	.57	.49	.70	.58	.57	.49	.70
REPAIR-MAINT	46	.70	.70	.52	.85	.70	.70	.52	.85
UTILITIES	45	1.62	1.28	1.16	1.50	1.62	1.28	1.16	1.51
RDS/GRNDS/SEC	46	.40	.37	.22	.47	.40	.37	.22	.47
ADMINISTRATIVE	46	1.02	.91	.77	1.16	1.02	.91	.77	1.16
TOTAL OPER EXP	46	4.29	3.94	3.40	4.62	3.53	3.95	3.40	4.62
FIXED EXPENSES	46	1.41	1.38	1.06	1.68	1.41	1.38	1.06	1.68
TOTAL OPER+FIX	46	5.70	5.32	4.58	6.31	4.85	5.32	4.59	6.31
LEASING EXP	34	.70	.44	.11	.59				
TOTAL PAYROLL	45	.59	.51	.36	.77				
TOTAL CONTRACT	46	1.45	1.38	1.16	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5253	43
AVG SQFT/RETAIL TENANT	1897	4
AVG SQFT/OFFICE WORKER	335	30
AVG % OFFICE OCCUPANCY	78.4	46
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	12.33	45
RENTABLE/GROSS SQFT	.97	37

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.57	40
PAYROLL	.09	7
CONTRACT	.50	40
SUP/MAT/MISC	.04	31
TRASH REMOVAL	.02	38
REPR/MAINT TOTAL	.66	40
PAYROLL	.26	34
ELEVATOR	.10	40
HVAC	.08	40
ELECTRICAL	.02	38
STRUCT/ROOF	.02	27
PLUMBING	.00	35
FIRE/LIFE SFTY	.03	29
OTHER MAINT/SUP	.12	38

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.28	39
ELECTRICAL	1.22	39
GAS	.08	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.07	1
COAL		
WATER/SEWER	.06	37
RDS/GNDS/SEC TOTAL	.40	40
RDS/GNDS TOTAL	.17	39
RDS/GNDS PAYRL	.10	4
RDS/GNDS CONTR	.14	38
RDS/GNDS OTHER	.02	18

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	38
SEC PAYROLL	.16	5
SEC CONTRACTS	.16	35
SEC OTHER	.02	10
ADMIN TOTAL	.90	40
PAYROLL	.25	35
MGMT FEES	.40	40
LEGAL FEES	.06	29
AUDIT FEES	.02	14
GEN OFC EXP	.12	33
OTHER ADM EXP	.04	32

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.43	40
REAL ESTATE TAX	1.24	40
BUILDING INS	.14	40
PERS PROP TAX	.00	13
OTHER TAX	.05	6
LEASING EXPENSES	.41	27
ADV/PROMOTION	.05	26
COMM/FEES	.11	20
TENANT ALTS	.09	23
BUY-OUTS	.22	8

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.51	40
CLEANING	.09	7
REPAIR/MAINT	.26	34
RDS/GROUNDS	.10	4
SECURITY	.16	5
ADMINISTRATIVE	.25	35
TOTAL CONTRACTS	1.40	40
CLEANING	.50	40
REPAIR/MAINT	.23	36
RDS/GROUNDS	.14	38
SECURITY	.16	35
ADMINISTRATIVE	.47	37

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	4,211,941 SQ. FT.				4,113,977 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					10.75	9.60	6.77	15.98
RETAIL AREA	4	11.39	12.30	5.37	15.54				
OTHER AREA	2	35.97	22.05						
TOTAL RENT	11	10.86	9.94	6.88	16.02				
MISCELLANEOUS	10	.51	.07	.03	.48				
TOTAL INCOME	11	11.34	10.58	6.91	16.33				
EXPENSE									
CLEANING	11	.62	.64	.55	.71	.63	.67	.55	.72
REPAIR-MAINT	11	.62	.59	.52	.72	.63	.59	.53	.72
UTILITIES	11	1.31	1.30	1.11	1.48	1.31	1.31	1.11	1.48
RDS/GRNDS/SEC	11	.44	.42	.18	.66	.44	.42	.18	.66
ADMINISTRATIVE	11	.95	.96	.59	1.25	.95	.96	.59	1.25
TOTAL OPER EXP	11	3.94	3.98	3.75	4.20	4.00	4.03	3.83	4.20
FIXED EXPENSES	11	1.60	1.78	1.18	1.85	1.60	1.78	1.18	1.85
TOTAL OPER+FIX	11	5.53	5.63	4.75	5.98	5.60	5.74	4.75	5.98
LEASING EXP	9	1.24	.34	.15	1.38				
TOTAL PAYROLL	10	.59	.49	.35	.87				
TOTAL CONTRACT	11	1.51	1.43	1.16	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7156	9
AVG SQFT/RETAIL TENANT	2853	4
AVG SQFT/OFFICE WORKER	294	10
AVG % OFFICE OCCUPANCY	81.4	11
AVG % RETAIL OCCUPANCY	85.5	4
AVG $ RATE YR-END RENT	15.90	11
RENTABLE/GROSS SQFT	.97	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.65	10
PAYROLL	.48	2
CONTRACT	.53	10
SUP/MAT/MISC	.04	10
TRASH REMOVAL	.02	10
REPR/MAINT TOTAL	.59	10
PAYROLL	.14	8
ELEVATOR	.20	10
HVAC	.05	10
ELECTRICAL	.02	10
STRUCT/ROOF	.01	7
PLUMBING	.01	8
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.14	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.33	10
ELECTRICAL	1.16	10
GAS	.04	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.56	2
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC TOTAL	.44	10
RDS/GNDS TOTAL	.18	10
RDS/GNDS PAYRL	.08	3
RDS/GNDS CONTR	.07	10
RDS/GNDS OTHER	.05	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	10
SEC PAYROLL	.22	2
SEC CONTRACTS	.21	9
SEC OTHER	.01	4
ADMIN TOTAL	.84	10
PAYROLL	.22	9
MGMT FEES	.52	8
LEGAL FEES	.03	8
AUDIT FEES	.03	9
GEN OFC EXP	.09	10
OTHER ADM EXP	.04	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.81	10
REAL ESTATE TAX	1.68	10
BUILDING INS	.12	10
PERS PROP TAX	.00	4
OTHER TAX	.06	1
LEASING EXPENSES	.31	6
ADV/PROMOTION	.01	7
COMM/FEES	.08	9
TENANT ALTS	.14	5
BUY-OUTS	.60	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.47	9
CLEANING	.48	2
REPAIR/MAINT	.14	8
RDS/GROUNDS	.08	3
SECURITY	.22	2
ADMINISTRATIVE	.22	9
TOTAL CONTRACTS	1.51	10
CLEANING	.53	10
REPAIR/MAINT	.25	9
RDS/GROUNDS	.07	10
SECURITY	.21	3
ADMINISTRATIVE	.59	10

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Dayton, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	954,602 SQ. FT.				916,752 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.09	10.66		
RETAIL AREA	1	10.71	10.71						
OTHER AREA									
TOTAL RENT	3	10.52	10.66						
MISCELLANEOUS	1	1.07	1.07						
TOTAL INCOME	4	6.86	10.00	5.20	11.22				
EXPENSE									
CLEANING	4	.72	.58	.49	.83	.74	.58	.49	.86
REPAIR-MAINT	4	1.32	1.28	1.19	1.48	1.35	1.31	1.23	1.48
UTILITIES	4	1.62	1.78	1.36	1.90	1.66	1.84	1.41	1.90
RDS/GRNDS/SEC	4	.48	.34	.25	.59	.48	.34	.25	.59
ADMINISTRATIVE	4	.60	.71	.55	.74	.60	.71	.55	.74
TOTAL OPER EXP	4	4.73	4.83	4.33	5.05	4.86	4.83	4.35	5.23
FIXED EXPENSES	4	.71	.64	.32	1.52	.71	.64	.32	1.52
TOTAL OPER+FIX	4	5.44	5.25	4.87	6.35	5.57	5.43	4.99	6.43
LEASING EXP	3	.28	.08						
TOTAL PAYROLL	4	1.56	1.25	.93	1.83				
TOTAL CONTRACT	4	1.33	1.03	.77	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7227	2
AVG SQFT/RETAIL TENANT	2590	2
AVG SQFT/OFFICE WORKER	281	1
AVG % OFFICE OCCUPANCY	92.2	2
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	13.50	4
RENTABLE/GROSS SQFT	1.00	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.58	4
PAYROLL	.10	3
CONTRACT	.38	4
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	1.28	4
PAYROLL	.52	4
ELEVATOR	.17	4
HVAC	.09	2
ELECTRICAL	.05	1
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.52	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.85	3
ELECTRICAL	1.46	3
GAS	.01	2
FUEL OIL		
PURCH STEAM	.41	2
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.34	4
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL	.09	1
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.29	4
SEC PAYROLL	.68	1
SEC CONTRACTS	.24	4
SEC OTHER	.03	1
ADMIN TOTAL	.71	4
PAYROLL	.20	4
MGMT FEES	.33	4
LEGAL FEES	.11	2
AUDIT FEES		
GEN OFC EXP	.09	3
OTHER ADM EXP	.08	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.64	4
REAL ESTATE TAX	.46	3
BUILDING INS	.19	4
PERS PROP TAX	.02	2
OTHER TAX		
LEASING EXPENSES	.08	3
ADV/PROMOTION	.08	2
COMM/FEES	.08	1
TENANT ALTS	.53	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.25	4
CLEANING	.28	4
REPAIR/MAINT	.52	4
RDS/GROUNDS	.06	2
SECURITY	.46	2
ADMINISTRATIVE	.20	4
TOTAL CONTRACTS	1.03	4
CLEANING	.40	4
REPAIR/MAINT	.96	2
RDS/GROUNDS	.01	2
SECURITY	.25	4
ADMINISTRATIVE	.35	4

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	585,000 SQ. FT.				578,000 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.09	10.66		
RETAIL AREA	1	10.71	10.71						
OTHER AREA									
TOTAL RENT	3	10.52	10.66						
MISCELLANEOUS									
TOTAL INCOME	3	10.52	10.66						
EXPENSE									
CLEANING	3	.53	.53			.53	.53		
REPAIR-MAINT	3	1.40	1.36			1.40	1.36		
UTILITIES	3	1.56	1.85			1.56	1.85		
RDS/GRNDS/SEC	3	.30	.27			.30	.27		
ADMINISTRATIVE	3	.72	.73			.72	.73		
TOTAL OPER EXP	3	4.50	4.65			4.52	4.65		
FIXED EXPENSES	3	1.12	.70			1.12	.70		
TOTAL OPER+FIX	3	5.62	5.35			5.63	5.35		
LEASING EXP	3	.28	.08						
TOTAL PAYROLL	3	1.09	1.12						
TOTAL CONTRACT	3	1.80	1.09						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2583	1
AVG SQFT/RETAIL TENANT	3500	1
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	80.0	1
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	11.50	3
RENTABLE/GROSS SQFT	1.00	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.53	3
PAYROLL	.08	2
CONTRACT	.40	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.36	3
PAYROLL	.50	3
ELEVATOR	.16	3
HVAC	.09	1
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.53	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.90	2
ELECTRICAL	1.41	2
GAS	.01	2
FUEL OIL		
PURCH STEAM	.41	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	2
RDS/GNDS/SEC TOTAL	.27	3
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL	.09	1
RDS/GNDS CONTR	.02	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	3
SEC PAYROLL		
SEC CONTRACTS	.25	3
SEC OTHER		
ADMIN TOTAL	.73	3
PAYROLL	.21	3
MGMT FEES	.33	3
LEGAL FEES	.11	2
AUDIT FEES		
GEN OFC EXP	.09	2
OTHER ADM EXP	.13	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.70	3
REAL ESTATE TAX	.46	3
BUILDING INS	.26	1
PERS PROP TAX	.02	2
OTHER TAX		
LEASING EXPENSES	.08	3
ADV/PROMOTION	.08	2
COMM/FEES	.08	1
TENANT ALTS	.53	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.12	3
CLEANING	.10	3
REPAIR/MAINT	.50	3
RDS/GROUNDS	.08	2
SECURITY	.25	1
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	1.09	3
CLEANING	.43	3
REPAIR/MAINT	1.60	1
RDS/GROUNDS	.02	1
SECURITY	.27	3
ADMINISTRATIVE	.38	3

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

Dayton, OH

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	507,816 SQ. FT.				507,816 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					10.86	11.10	9.18	12.96
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	10.86	11.10	9.18	12.96				
MISCELLANEOUS	12	.08	.09	.03	.10				
TOTAL INCOME	12	7.08	9.35	4.66	12.99				
EXPENSE									
CLEANING	14	.85	.68	.56	.99	.85	.68	.56	.99
REPAIR-MAINT	14	1.39	.81	.57	1.21	1.39	.81	.57	1.21
UTILITIES	14	2.90	1.52	1.40	1.87	2.90	1.52	1.40	1.87
RDS/GRNDS/SEC	14	.81	.39	.26	1.21	.81	.39	.26	1.21
ADMINISTRATIVE	14	.58	.52	.37	.68	.58	.52	.37	.68
TOTAL OPER EXP	14	6.54	3.75	3.41	6.09	6.54	3.75	3.41	6.09
FIXED EXPENSES	11	.82	.86	.59	.99	.82	.86	.59	.99
TOTAL OPER + FIX	14	6.89	4.59	4.28	6.09	4.41	4.59	4.28	6.09
LEASING EXP	11	.46	.47	.27	.59				
TOTAL PAYROLL	13	2.55	1.71	.13	4.32				
TOTAL CONTRACT	14	.62	.78	.17	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5106	14
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	470	14
AVG % OFFICE OCCUPANCY	94.5	14
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.91	9
RENTABLE/GROSS SQFT	.00	0

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.68**	**14**
PAYROLL	.86	3
CONTRACT	.41	14
SUP/MAT/MISC	.06	14
TRASH REMOVAL	.05	14
REPR/MAINT TOTAL	**.81**	**14**
PAYROLL	.50	13
ELEVATOR	.02	13
HVAC	.13	14
ELECTRICAL	.05	14
STRUCT/ROOF	.05	9
PLUMBING	.01	9
FIRE/LIFE SFTY	.00	11
OTHER MAINT/SUP	.16	14

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.52**	**14**
ELECTRICAL	1.42	14
GAS		
FUEL OIL	.04	1
PURCH STEAM		
PURCH CH WTR		
COAL	.15	8
WATER/SEWER	.12	6
RDS/GNDS/SEC TOTAL	**.39**	**14**
RDS/GNDS TOTAL	.14	14
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	14
RDS/GNDS OTHER	.00	14

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.51	6
SEC PAYROLL	1.17	3
SEC CONTRACTS	.00	6
SEC OTHER	.06	3
ADMIN TOTAL	**.52**	**14**
PAYROLL	.55	3
MGMT FEES	.37	14
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP	.01	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.86**	**11**
REAL ESTATE TAX	.77	11
BUILDING INS	.10	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.47**	**11**
ADV/PROMOTION	.04	11
COMM/FEES	.55	10
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.71**	**13**
CLEANING	.86	3
REPAIR/MAINT	.50	13
RDS/GROUNDS		
SECURITY	1.17	3
ADMINISTRATIVE	.55	3
TOTAL CONTRACTS	**.78**	**14**
CLEANING	.41	14
REPAIR/MAINT	.21	13
RDS/GROUNDS	.14	14
SECURITY	.00	6
ADMINISTRATIVE	.25	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	228,339 SQ. FT.				228,339 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1					12.95	12.95		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	12.95	12.95						
MISCELLANEOUS	1	.04	.04						
TOTAL INCOME	1	12.98	12.98						
EXPENSE									
CLEANING	3	.97	.96			.97	.96		
REPAIR-MAINT	3	.98	1.02			.98	1.02		
UTILITIES	3	1.41	1.40			1.41	1.40		
RDS/GRNDS/SEC	3	1.12	1.21			1.12	1.21		
ADMINISTRATIVE	3	.61	.60			.61	.60		
TOTAL OPER EXP	3	5.08	5.22			5.08	5.22		
FIXED EXPENSES	1	1.09	1.09			1.09	1.09		
TOTAL OPER + FIX	3	5.36	5.22			4.50	5.22		
LEASING EXP	1	.37	.37						
TOTAL PAYROLL	3	2.74	3.22						
TOTAL CONTRACT	3	.54	.18						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25306	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	319	3
AVG % OFFICE OCCUPANCY	99.7	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.00	0

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.96**	**3**
PAYROLL	.88	2
CONTRACT	.07	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	**1.02**	**3**
PAYROLL	.80	3
ELEVATOR	.02	2
HVAC	.07	3
ELECTRICAL	.04	3
STRUCT/ROOF	.06	1
PLUMBING		
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.12	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.40**	**3**
ELECTRICAL	1.25	3
GAS		
FUEL OIL	.04	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	3
RDS/GNDS/SEC TOTAL	**1.21**	**3**
RDS/GNDS TOTAL	.01	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.00	3
RDS/GNDS OTHER	.00	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	1.20	3
SEC PAYROLL	1.36	2
SEC CONTRACTS	.00	3
SEC OTHER	.05	2
ADMIN TOTAL	**.80**	**3**
PAYROLL	.52	2
MGMT FEES	.11	3
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP	.02	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.09**	**1**
REAL ESTATE TAX	1.03	1
BUILDING INS	.06	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.37**	**1**
ADV/PROMOTION	.01	1
COMM/FEES	.36	1
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**3.22**	**3**
CLEANING	.88	2
REPAIR/MAINT	.80	3
RDS/GROUNDS		
SECURITY	1.36	2
ADMINISTRATIVE	.52	2
TOTAL CONTRACTS	**.18**	**3**
CLEANING	.07	3
REPAIR/MAINT	.14	2
RDS/GROUNDS	.00	3
SECURITY	.00	3
ADMINISTRATIVE	.11	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Denver, CO

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	33 BLDS	19,471,256 SQ. FT.				19,115,352 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	26					12.19	10.44	7.01	16.82
RETAIL AREA	11	5.93	7.02	3.72	13.48				
OTHER AREA	4	10.42	10.21	6.02	20.34				
TOTAL RENT	27	12.21	10.84	7.73	18.34				
MISCELLANEOUS	24	.66	.10	.05	.89				
TOTAL INCOME	32	11.69	11.86	7.99	16.53				
EXPENSE									
CLEANING	33	.60	.60	.49	.71	.61	.60	.53	.71
REPAIR-MAINT	32	.80	.96	.69	1.10	.81	1.04	.71	1.11
UTILITIES	32	1.18	1.15	1.10	1.45	1.19	1.21	1.10	1.45
RDS/GRNDS/SEC	29	.28	.29	.22	.39	.28	.29	.22	.39
ADMINISTRATIVE	33	.88	.77	.62	.92	.88	.77	.62	.92
TOTAL OPER EXP	32	3.65	3.95	3.44	4.20	3.54	4.07	3.56	4.27
FIXED EXPENSES	29	1.35	1.32	1.19	1.39	1.35	1.32	1.19	1.39
TOTAL OPER+FIX	29	5.19	5.16	4.77	5.63	5.26	5.42	4.86	5.85
LEASING EXP	31	1.59	.57	.22	1.21				
TOTAL PAYROLL	29	.66	.60	.48	.90				
TOTAL CONTRACT	28	1.15	1.10	.94	1.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10350	26
AVG SQFT/RETAIL TENANT	2563	13
AVG SQFT/OFFICE WORKER	251	22
AVG % OFFICE OCCUPANCY	79.2	33
AVG % RETAIL OCCUPANCY	75.2	14
AVG $ RATE YR-END RENT	10.65	29
RENTABLE/GROSS SQFT	.89	22

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.58	26
PAYROLL	.03	8
CONTRACT	.54	22
SUP/MAT/MISC	.04	20
TRASH REMOVAL	.03	22
REPR/MAINT TOTAL	.86	27
PAYROLL	.33	21
ELEVATOR	.16	27
HVAC	.09	27
ELECTRICAL	.03	23
STRUCT/ROOF	.02	9
PLUMBING	.01	22
FIRE/LIFE SFTY	.02	14
OTHER MAINT/SUP	.13	27

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.15	26
ELECTRICAL	1.11	26
GAS	.16	5
FUEL OIL	.03	6
PURCH STEAM	.17	7
PURCH CH WTR		
COAL	.01	1
WATER/SEWER	.02	23
RDS/GNDS/SEC TOTAL	.27	22
RDS/GNDS TOTAL	.05	18
RDS/GNDS PAYRL	.06	2
RDS/GNDS CONTR	.04	15
RDS/GNDS OTHER	.03	13

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	22
SEC PAYROLL	.24	11
SEC CONTRACTS	.15	20
SEC OTHER	.01	17
ADMIN TOTAL	.76	27
PAYROLL	.26	23
MGMT FEES	.34	24
LEGAL FEES	.02	21
AUDIT FEES	.02	17
GEN OFC EXP	.05	22
OTHER ADM EXP	.03	21

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.28	27
REAL ESTATE TAX	1.05	27
BUILDING INS	.17	27
PERS PROP TAX	.01	19
OTHER TAX	.03	15
LEASING EXPENSES	.79	24
ADV/PROMOTION	.04	22
COMM/FEES	.23	17
TENANT ALTS	.55	21
BUY-OUTS	.19	6

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.58	23
CLEANING	.03	8
REPAIR/MAINT	.33	21
RDS/GROUNDS	.06	2
SECURITY	.19	12
ADMINISTRATIVE	.24	19
TOTAL CONTRACTS	1.24	22
CLEANING	.54	22
REPAIR/MAINT	.25	21
RDS/GROUNDS	.04	15
SECURITY	.18	19
ADMINISTRATIVE	.37	16

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	262,711 SQ. FT.				235,711 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					7.15	7.02		
RETAIL AREA	1	12.89	12.89						
OTHER AREA									
TOTAL RENT	3	9.83	10.84						
MISCELLANEOUS	2	.62	.62						
TOTAL INCOME	3	10.26	11.78						
EXPENSE									
CLEANING	3	.64	.72			.71	.72		
REPAIR-MAINT	3	.89	1.05			.89	1.05		
UTILITIES	3	1.22	1.14			1.22	1.14		
RDS/GRNDS/SEC	3	.48	.44			.48	.44		
ADMINISTRATIVE	3	.79	.80			.79	.80		
TOTAL OPER EXP	3	4.02	4.16			4.24	4.16		
FIXED EXPENSES	3	1.31	1.35			1.31	1.35		
TOTAL OPER+FIX	3	5.33	5.51			5.55	5.51		
LEASING EXP	3	.61	.57						
TOTAL PAYROLL	3	.87	.63						
TOTAL CONTRACT	3	1.45	1.47						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3794	3
AVG SQFT/RETAIL TENANT	2261	1
AVG SQFT/OFFICE WORKER	238	2
AVG % OFFICE OCCUPANCY	80.5	3
AVG % RETAIL OCCUPANCY	67.0	1
AVG $ RATE YR-END RENT	9.83	3
RENTABLE/GROSS SQFT	.91	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.69	3
PAYROLL		
CONTRACT	.63	3
SUP/MAT/MISC	.02	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.05	3
PAYROLL	.45	3
ELEVATOR	.09	3
HVAC	.13	3
ELECTRICAL	.05	3
STRUCT/ROOF	.03	1
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.06	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.14	3
ELECTRICAL	1.10	3
GAS	.17	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.44	3
RDS/GNDS TOTAL	.26	1
RDS/GNDS PAYRL	.10	1
RDS/GNDS CONTR	.11	1
RDS/GNDS OTHER	.04	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.44	3
SEC PAYROLL	.36	1
SEC CONTRACTS	.06	3
SEC OTHER	.02	2
ADMIN TOTAL	.80	3
PAYROLL	.44	2
MGMT FEES	.53	2
LEGAL FEES	.01	2
AUDIT FEES	.03	1
GEN OFC EXP	.05	3
OTHER ADM EXP	.12	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.35	3
REAL ESTATE TAX	1.02	3
BUILDING INS	.26	3
PERS PROP TAX	.01	3
OTHER TAX	.07	2
LEASING EXPENSES	.57	3
ADV/PROMOTION	.07	2
COMM/FEES	.09	3
TENANT ALTS	.34	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.63	3
CLEANING		
REPAIR/MAINT	.45	3
RDS/GROUNDS	.10	1
SECURITY	.20	2
ADMINISTRATIVE	.44	2
TOTAL CONTRACTS	1.47	3
CLEANING	.63	3
REPAIR/MAINT	.25	3
RDS/GROUNDS	.11	1
SECURITY	.36	2
ADMINISTRATIVE	.58	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Denver, CO

DOWNTOWN 100,000-300,000 SQ. FT.

	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
	7 BLDS	1,306,061 SQ. FT.				1,208,965 SQ. FT.			
INCOME									
OFFICE AREA	5					14.22	12.76	8.76	19.45
RETAIL AREA	4	8.54	6.31	4.23	10.25				
OTHER AREA	1	29.04	29.04						
TOTAL RENT	6	12.61	12.00	5.90	18.98				
MISCELLANEOUS	4	.84	.46	.09	1.55				
TOTAL INCOME	6	13.22	12.02	6.30	20.21				
EXPENSE									
CLEANING	7	.58	.50	.49	.67	.60	.55	.52	.71
REPAIR-MAINT	7	.79	.68	.48	.96	.84	.72	.57	1.07
UTILITIES	7	1.31	1.35	1.15	1.44	1.37	1.41	1.29	1.46
RDS/GRNDS/SEC	7	.35	.34	.22	.43	.35	.34	.22	.43
ADMINISTRATIVE	7	.85	.76	.62	1.16	.85	.76	.62	1.16
TOTAL OPER EXP	7	3.88	3.89	3.61	4.13	4.11	4.24	3.83	4.30
FIXED EXPENSES	7	1.22	1.19	1.01	1.27	1.22	1.19	1.01	1.27
TOTAL OPER+FIX	7	5.10	5.09	4.62	5.86	5.33	5.45	4.84	5.86
LEASING EXP	7	.70	.79	.20	1.22				
TOTAL PAYROLL	7	.48	.38	.15	.58				
TOTAL CONTRACT	6	1.17	1.14	.79	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4446	6
AVG SQFT/RETAIL TENANT	2759	4
AVG SQFT/OFFICE WORKER	314	6
AVG % OFFICE OCCUPANCY	77.7	7
AVG % RETAIL OCCUPANCY	81.4	5
AVG $ RATE YR-END RENT	10.68	7
RENTABLE/GROSS SQFT	.97	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.56	6
PAYROLL	.01	1
CONTRACT	.51	6
SUP/MAT/MISC	.03	6
TRASH REMOVAL	.02	6
REPR/MAINT TOTAL	.68	7
PAYROLL	.25	7
ELEVATOR	.08	7
HVAC	.07	7
ELECTRICAL	.03	7
STRUCT/ROOF	.02	4
PLUMBING	.00	7
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.13	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.35	6
ELECTRICAL	1.31	6
GAS	.44	1
FUEL OIL		
PURCH STEAM	.45	1
PURCH CH WTR		
COAL		
WATER/SEWER	.03	6
RDS/GNDS/SEC TOTAL	.30	6
RDS/GNDS TOTAL	.05	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	5
RDS/GNDS OTHER	.04	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	6
SEC PAYROLL	.29	2
SEC CONTRACTS	.25	5
SEC OTHER	.00	4
ADMIN TOTAL	.76	7
PAYROLL	.24	5
MGMT FEES	.66	6
LEGAL FEES	.03	6
AUDIT FEES	.03	3
GEN OFC EXP	.06	4
OTHER ADM EXP	.07	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.19	7
REAL ESTATE TAX	1.02	7
BUILDING INS	.17	7
PERS PROP TAX	.00	6
OTHER TAX	.03	2
LEASING EXPENSES	.95	6
ADV/PROMOTION	.03	5
COMM/FEES	.34	5
TENANT ALTS	.55	5
BUY-OUTS	.28	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.38	7
CLEANING	.01	1
REPAIR/MAINT	.25	7
RDS/GROUNDS		
SECURITY	.29	2
ADMINISTRATIVE	.24	5
TOTAL CONTRACTS	1.14	6
CLEANING	.51	6
REPAIR/MAINT	.12	5
RDS/GROUNDS	.04	5
SECURITY	.25	5
ADMINISTRATIVE	.95	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	# BLDS	TOTAL BUILDING RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH	TOTAL OFFICE RENTABLE AREA: DOLLARS/SQ. FT. AVG	MEDIAN	MID RANGE LOW	HIGH
	11 BLDS	4,997,782 SQ. FT.				4,943,644 SQ. FT.			
INCOME									
OFFICE AREA	11					11.57	10.82	7.51	13.55
RETAIL AREA	4	7.95	9.57	5.26	20.79				
OTHER AREA	1	3.25	3.25						
TOTAL RENT	11	11.54	10.66	7.73	13.55				
MISCELLANEOUS	11	.27	.08	.01	.36				
TOTAL INCOME	11	11.81	10.75	7.74	14.90				
EXPENSE									
CLEANING	11	.60	.63	.53	.68	.60	.64	.53	.68
REPAIR-MAINT	11	1.06	1.06	.86	1.14	1.07	1.09	.86	1.15
UTILITIES	11	1.27	1.22	1.08	1.46	1.28	1.22	1.08	1.48
RDS/GRNDS/SEC	11	.29	.28	.24	.32	.29	.28	.24	.32
ADMINISTRATIVE	11	.81	.77	.47	.92	.81	.77	.47	.92
TOTAL OPER EXP	11	4.03	4.03	3.52	4.28	4.07	4.10	3.63	4.28
FIXED EXPENSES	11	1.38	1.32	1.28	1.38	1.38	1.32	1.28	1.38
TOTAL OPER+FIX	11	5.42	5.35	4.77	5.88	5.45	5.42	4.88	5.88
LEASING EXP	11	1.22	.54	.35	1.92				
TOTAL PAYROLL	11	.74	.89	.54	1.05				
TOTAL CONTRACT	11	1.40	1.10	.82	1.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9176	11
AVG SQFT/RETAIL TENANT	1954	5
AVG SQFT/OFFICE WORKER	227	8
AVG % OFFICE OCCUPANCY	77.4	11
AVG % RETAIL OCCUPANCY	75.1	5
AVG $ RATE YR-END RENT	10.13	11
RENTABLE/GROSS SQFT	[illegible]	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	8
PAYROLL	.05	4
CONTRACT	.55	8
SUP/MAT/MISC	.04	6
TRASH REMOVAL	.03	8
REPR/MAINT TOTAL	1.04	8
PAYROLL	.09	6
ELEVATOR	.24	8
HVAC	.12	8
ELECTRICAL	.03	8
STRUCT/ROOF	.04	4
PLUMBING	.01	7
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.08	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.11	8
ELECTRICAL	1.04	8
GAS	.13	1
FUEL OIL	.08	2
PURCH STEAM	.17	3
PURCH CH WTR		
COAL	.01	1
WATER/SEWER	.01	7
RDS/GNDS/SEC TOTAL	.26	8
RDS/GNDS TOTAL	.04	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER	.02	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	8
SEC PAYROLL	.26	5
SEC CONTRACTS	.15	8
SEC OTHER	.01	6
ADMIN TOTAL	.66	8
PAYROLL	.18	7
MGMT FEES	.33	7
LEGAL FEES	.02	5
AUDIT FEES	.05	5
GEN OFC EXP	.04	7
OTHER ADM EXP	.01	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.31	8
REAL ESTATE TAX	1.12	8
BUILDING INS	.17	8
PERS PROP TAX	.02	5
OTHER TAX	.02	3
LEASING EXPENSES	1.20	8
ADV/PROMOTION	.02	8
COMM/FEES	.21	6
TENANT ALTS	.74	7
BUY-OUTS	.11	3

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.56	8
CLEANING	.05	4
REPAIR/MAINT	.39	6
RDS/GROUNDS		
SECURITY	.26	5
ADMINISTRATIVE	.18	7
TOTAL CONTRACTS	1.67	8
CLEANING	.55	8
REPAIR/MAINT	.47	8
RDS/GROUNDS	.03	5
SECURITY	.15	8
ADMINISTRATIVE	.35	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Denver, CO

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	8,685,812 SQ. FT.				8,507,962 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					12.60	9.14	7.00	17.66
RETAIL AREA	2	2.32	10.39						
OTHER AREA	2	11.04	10.21						
TOTAL RENT	7	12.77	9.14	8.14	17.66				
MISCELLANEOUS	7	.92	.11	.09	3.71				
TOTAL INCOME	9	12.75	12.85	8.27	17.20				
EXPENSE									
CLEANING	9	.62	.60	.47	.75	.63	.60	.49	.78
REPAIR-MAINT	8	.88	.93	.76	1.05	.90	.97	.77	1.09
UTILITIES	8	1.22	1.11	1.10	1.29	1.24	1.13	1.11	1.33
RDS/GRNDS/SEC	8	.24	.24	.20	.29	.24	.24	.20	.29
ADMINISTRATIVE	9	.77	.77	.58	.91	.77	.77	.58	.91
TOTAL OPER EXP	8	3.67	3.64	3.39	4.13	3.37	3.83	3.41	4.14
FIXED EXPENSES	8	1.36	1.38	1.27	1.49	1.36	1.38	1.27	1.49
TOTAL OPER+FIX	8	5.03	4.93	4.76	5.61	5.11	5.11	4.78	5.68
LEASING EXP	7	3.03	.42	.25	3.35				
TOTAL PAYROLL	8	.63	.64	.55	.78				
TOTAL CONTRACT	8	.95	1.08	.84	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16368	8
AVG SQFT/RETAIL TENANT	2807	3
AVG SQFT/OFFICE WORKER	256	6
AVG % OFFICE OCCUPANCY	77.1	9
AVG % RETAIL OCCUPANCY	73.5	3
AVG $ RATE YR-END RENT	11.66	8
RENTABLE/GROSS SQFT	.88	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.52	6
PAYROLL	.02	3
CONTRACT	.49	5
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.78	6
PAYROLL	.35	5
ELEVATOR	.19	6
HVAC	.05	6
ELECTRICAL	.04	5
STRUCT/ROOF		
PLUMBING	.01	5
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.13	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.11	6
ELECTRICAL	1.04	6
GAS	.01	1
FUEL OIL	.00	1
PURCH STEAM	.17	3
PURCH CH WTR		
COAL		
WATER/SEWER	.02	4
RDS/GNDS/SEC TOTAL	.21	5
RDS/GNDS TOTAL	.04	5
RDS/GNDS PAYRL	.01	1
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.02	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.17	5
SEC PAYROLL	.14	3
SEC CONTRACTS	.03	4
SEC OTHER	.01	5
ADMIN TOTAL	.69	6
PAYROLL	.24	6
MGMT FEES	.31	6
LEGAL FEES	.01	5
AUDIT FEES	.01	5
GEN OFC EXP	.05	5
OTHER ADM EXP	.01	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.36	6
REAL ESTATE TAX	1.15	6
BUILDING INS	.17	6
PERS PROP TAX	.00	5
OTHER TAX	.02	5
LEASING EXPENSES	.60	4
ADV/PROMOTION	.09	4
COMM/FEES	.41	3
TENANT ALTS	.26	3
BUY-OUTS	1.98	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.61	5
CLEANING	.02	3
REPAIR/MAINT	.35	5
RDS/GROUNDS	.01	1
SECURITY	.14	3
ADMINISTRATIVE	.22	5
TOTAL CONTRACTS	1.08	5
CLEANING	.49	5
REPAIR/MAINT	.18	5
RDS/GROUNDS	.03	4
SECURITY	.03	4
ADMINISTRATIVE	.33	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	34 BLDS	4,427,017 SQ. FT.				4,368,128 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	33					12.23	11.42	7.27	13.24
RETAIL AREA	2	18.75	32.05						
OTHER AREA	1	1.81	1.81						
TOTAL RENT	33	12.35	11.42	7.38	13.24				
MISCELLANEOUS	23	.24	.15	.03	.24				
TOTAL INCOME	33	12.54	11.52	7.44	14.48				
EXPENSE									
CLEANING	34	.61	.61	.55	.72	.61	.62	.56	.72
REPAIR-MAINT	34	.64	.69	.50	.87	.65	.69	.50	.87
UTILITIES	34	1.19	1.25	1.06	1.43	1.20	1.25	1.05	1.44
RDS/GRNDS/SEC	34	.31	.28	.22	.37	.31	.28	.22	.37
ADMINISTRATIVE	34	.62	.59	.49	.72	.62	.59	.49	.72
TOTAL OPER EXP	34	3.37	3.47	3.08	3.87	3.40	3.39	3.08	3.88
FIXED EXPENSES	33	1.64	1.43	1.24	2.09	1.64	1.43	1.24	2.09
TOTAL OPER+FIX	34	4.97	5.06	4.42	5.59	5.04	5.14	4.45	5.59
LEASING EXP	26	1.57	.59	.03	1.57				
TOTAL PAYROLL	25	.34	.32	.17	.44				
TOTAL CONTRACT	34	1.49	1.52	1.12	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	868	30
AVG SQFT/RETAIL TENANT	4068	2
AVG SQFT/OFFICE WORKER	329	26
AVG % OFFICE OCCUPANCY	87.6	33
AVG % RETAIL OCCUPANCY	80.5	2
AVG $ RATE YR-END RENT	11.99	31
RENTABLE/GROSS SQFT	.97	28

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.61	34
PAYROLL	.07	2
CONTRACT	.55	34
SUP/MAT/MISC	.03	27
TRASH REMOVAL	.03	28
REPR/MAINT TOTAL	.69	34
PAYROLL	.24	25
ELEVATOR	.07	32
HVAC	.13	34
ELECTRICAL	.03	31
STRUCT/ROOF	.01	27
PLUMBING	.01	29
FIRE/LIFE SFTY	.02	22
OTHER MAINT/SUP	.16	33

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.25	33
ELECTRICAL	1.14	33
GAS	.17	16
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	33
RDS/GNDS/SEC TOTAL	.28	34
RDS/GNDS TOTAL	.21	34
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	33
RDS/GNDS OTHER	.05	19

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	27
SEC PAYROLL	.09	3
SEC CONTRACTS	.09	22
SEC OTHER	.01	9
ADMIN TOTAL	.59	34
PAYROLL	.18	8
MGMT FEES	.49	33
LEGAL FEES	.02	22
AUDIT FEES	.03	4
GEN OFC EXP	.03	22
OTHER ADM EXP	.02	26

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.43	33
REAL ESTATE TAX	1.29	33
BUILDING INS	.16	33
PERS PROP TAX	.01	17
OTHER TAX	.01	4
LEASING EXPENSES	.59	26
ADV/PROMOTION	.02	17
COMM/FEES	.23	20
TENANT ALTS	.48	18
BUY-OUTS	.14	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.32	25
CLEANING	.07	2
REPAIR/MAINT	.24	25
RDS/GROUNDS		
SECURITY	.09	3
ADMINISTRATIVE	.18	8
TOTAL CONTRACTS	1.52	34
CLEANING	.55	34
REPAIR/MAINT	.22	28
RDS/GROUNDS	.20	33
SECURITY	.09	23
ADMINISTRATIVE	.54	32

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Denver, CO

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	193,743 SQ. FT.				188,925 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					11.25	8.48	5.96	11.95
RETAIL AREA	1	45.96	45.96						
OTHER AREA									
TOTAL RENT	8	11.16	8.48	6.90	11.95				
MISCELLANEOUS	5	.28	.20	.07	.46				
TOTAL INCOME	8	11.35	8.53	7.13	12.02				
EXPENSE									
CLEANING	8	.76	.72	.67	.84	.77	.72	.67	.84
REPAIR-MAINT	8	.89	.80	.63	1.14	.89	.66	.62	1.14
UTILITIES	8	1.41	1.51	1.27	1.59	1.41	1.51	1.34	1.59
RDS/GRNDS/SEC	8	.29	.28	.18	.39	.29	.28	.18	.39
ADMINISTRATIVE	8	.76	.63	.52	.80	.76	.63	.52	.80
TOTAL OPER EXP	8	4.11	3.98	3.62	4.61	4.15	3.98	3.47	4.61
FIXED EXPENSES	8	1.40	1.22	1.02	1.35	1.40	1.22	1.02	1.35
TOTAL OPER+FIX	8	5.52	5.31	4.70	5.78	5.55	5.31	4.55	5.78
LEASING EXP	8	.67	.52	.04	1.12				
TOTAL PAYROLL	1	.34	.34						
TOTAL CONTRACT	8	2.05	1.62	1.43	2.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	40	7
AVG SQFT/RETAIL TENANT	408	1
AVG SQFT/OFFICE WORKER	263	7
AVG % OFFICE OCCUPANCY	84.0	8
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	11.19	8
RENTABLE/GROSS SQFT	.93	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	8
PAYROLL		
CONTRACT	.71	8
SUP/MAT/MISC	.04	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.80	8
PAYROLL	.34	1
ELEVATOR	.09	6
HVAC	.32	8
ELECTRICAL	.12	6
STRUCT/ROOF	.02	7
PLUMBING	.02	7
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.25	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.51	8
ELECTRICAL	1.19	8
GAS	.25	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	.28	8
RDS/GNDS TOTAL	.25	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.28	7
RDS/GNDS OTHER	.06	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.04	4
SEC PAYROLL		
SEC CONTRACTS	.03	1
SEC OTHER	.04	3
ADMIN TOTAL	.63	8
PAYROLL		
MGMT FEES	.54	7
LEGAL FEES	.02	3
AUDIT FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP	.12	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.22	8
REAL ESTATE TAX	.95	8
BUILDING INS	.20	8
PERS PROP TAX	.01	1
OTHER TAX	.02	1
LEASING EXPENSES	.52	8
ADV/PROMOTION	.02	3
COMM/FEES	.20	7
TENANT ALTS	.36	3
BUY-OUTS	.51	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.34	1
CLEANING		
REPAIR/MAINT	.34	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.62	8
CLEANING	.71	8
REPAIR/MAINT	.05	4
RDS/GROUNDS	.28	7
SECURITY	.03	1
ADMINISTRATIVE	.56	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	514,837 SQ. FT.				514,837 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					8.40	8.47	5.27	10.84
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	8.41	8.47	5.28	10.84				
MISCELLANEOUS	4	.04	.03	.01	.07				
TOTAL INCOME	6	8.43	8.51	5.31	10.85				
EXPENSE									
CLEANING	6	.56	.55	.36	.70	.56	.55	.36	.70
REPAIR-MAINT	6	.70	.72	.39	1.01	.70	.72	.39	1.01
UTILITIES	6	1.30	1.31	1.07	1.48	1.30	1.31	1.07	1.48
RDS/GRNDS/SEC	6	.20	.21	.11	.28	.20	.21	.11	.28
ADMINISTRATIVE	6	.58	.54	.42	.74	.58	.54	.42	.74
TOTAL OPER EXP	6	3.35	3.23	2.84	3.83	3.35	3.23	2.84	3.83
FIXED EXPENSES	6	1.73	1.67	1.35	2.17	1.73	1.67	1.35	2.17
TOTAL OPER+FIX	6	5.08	5.06	4.48	5.53	5.08	5.06	4.48	5.53
LEASING EXP	5	2.19	.58	.06	4.80				
TOTAL PAYROLL	5	.23	.20	.16	.30				
TOTAL CONTRACT	6	1.34	1.38	.88	1.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2372	5
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	321	2
AVG % OFFICE OCCUPANCY	75.4	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.31	5
RENTABLE/GROSS SQFT	.99	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.55	6
PAYROLL		
CONTRACT	.50	6
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	.72	6
PAYROLL	.20	5
ELEVATOR	.06	6
HVAC	.22	6
ELECTRICAL	.02	6
STRUCT/ROOF	.03	6
PLUMBING	.01	6
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.07	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.31	6
ELECTRICAL	.98	6
GAS	.22	4
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	6
RDS/GNDS/SEC TOTAL	.21	6
RDS/GNDS TOTAL	.18	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	6
RDS/GNDS OTHER	.05	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	5
SEC PAYROLL		
SEC CONTRACTS	.06	4
SEC OTHER	.01	1
ADMIN TOTAL	.54	6
PAYROLL		
MGMT FEES	.45	6
LEGAL FEES	.03	5
AUDIT FEES	.05	1
GEN OFC EXP	.03	5
OTHER ADM EXP	.01	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.67	6
REAL ESTATE TAX	1.53	6
BUILDING INS	.16	6
PERS PROP TAX	.00	3
OTHER TAX	.00	1
LEASING EXPENSES	.58	5
ADV/PROMOTION	.02	4
COMM/FEES	.57	4
TENANT ALTS	.03	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.20	5
CLEANING		
REPAIR/MAINT	.20	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.38	6
CLEANING	.50	6
REPAIR/MAINT	.23	5
RDS/GROUNDS	.13	6
SECURITY	.06	4
ADMINISTRATIVE	.48	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Denver, CO

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,071,349 SQ. FT.				2,071,349 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					11.48	12.74	9.82	13.92
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	11.53	12.74	9.82	13.92				
MISCELLANEOUS	10	.32	.16	.02	.73				
TOTAL INCOME	12	11.80	12.92	9.94	14.57				
EXPENSE									
CLEANING	13	.61	.60	.53	.65	.61	.60	.53	.65
REPAIR-MAINT	13	.69	.69	.50	.87	.69	.69	.50	.87
UTILITIES	13	1.14	1.06	1.03	1.36	1.14	1.06	1.03	1.36
RDS/GRNDS/SEC	13	.37	.34	.25	.46	.37	.34	.25	.46
ADMINISTRATIVE	13	.57	.57	.47	.65	.57	.57	.47	.65
TOTAL OPER EXP	13	3.37	3.21	2.99	3.67	4.13	3.21	2.99	3.67
FIXED EXPENSES	12	1.84	1.68	1.33	2.25	1.84	1.68	1.33	2.25
TOTAL OPER+FIX	13	5.11	5.33	4.20	5.63	4.91	5.33	4.20	5.63
LEASING EXP	10	1.89	.38	.03	3.62				
TOTAL PAYROLL	12	.35	.35	.19	.48				
TOTAL CONTRACT	13	1.56	1.53	1.07	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9313	11
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	378	11
AVG % OFFICE OCCUPANCY	88.6	13
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.14	12
RENTABLE/GROSS SQFT	.97	12

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	13
PAYROLL	.07	1
CONTRACT	.53	13
SUP/MAT/MISC	.03	11
TRASH REMOVAL	.05	13
REPR/MAINT TOTAL	.69	13
PAYROLL	.25	12
ELEVATOR	.07	13
HVAC	.11	13
ELECTRICAL	.03	12
STRUCT/ROOF	.01	9
PLUMBING	.00	9
FIRE/LIFE SFTY	.02	11
OTHER MAINT/SUP	.17	13

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.12	12
ELECTRICAL	.98	12
GAS	.08	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	12
RDS/GNDS/SEC TOTAL	.34	13
RDS/GNDS TOTAL	.21	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	13
RDS/GNDS OTHER	.07	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.14	11
SEC PAYROLL	.09	3
SEC CONTRACTS	.09	11
SEC OTHER	.00	4
ADMIN TOTAL	.57	13
PAYROLL	.19	3
MGMT FEES	.47	13
LEGAL FEES	.02	8
AUDIT FEES	.03	2
GEN OFC EXP	.03	9
OTHER ADM EXP	.01	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.68	12
REAL ESTATE TAX	1.51	12
BUILDING INS	.14	12
PERS PROP TAX	.01	9
OTHER TAX	.05	2
LEASING EXPENSES	.38	10
ADV/PROMOTION	.05	7
COMM/FEES	.26	7
TENANT ALTS	.58	8
BUY-OUTS	.09	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.35	12
CLEANING	.07	1
REPAIR/MAINT	.25	12
RDS/GROUNDS		
SECURITY	.09	3
ADMINISTRATIVE	.10	3
TOTAL CONTRACTS	1.53	13
CLEANING	.53	13
REPAIR/MAINT	.22	12
RDS/GROUNDS	.20	13
SECURITY	.09	11
ADMINISTRATIVE	.54	13

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,426,666 SQ. FT.				1,374,817 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.81	16.06	10.50	18.61
RETAIL AREA	1	18.11	18.11						
OTHER AREA	1	1.81	1.81						
TOTAL RENT	4	15.02	16.69	10.94	18.70				
MISCELLANEOUS	4	.19	.20	.16	.22				
TOTAL INCOME	4	15.21	16.85	11.13	18.90				
EXPENSE									
CLEANING	4	.57	.59	.55	.60	.59	.59	.57	.62
REPAIR-MAINT	4	.54	.56	.41	.66	.56	.58	.41	.70
UTILITIES	4	1.19	1.22	1.06	1.30	1.21	1.25	1.10	1.30
RDS/GRNDS/SEC	4	.27	.24	.20	.34	.27	.24	.20	.34
ADMINISTRATIVE	4	.60	.64	.47	.72	.60	.64	.47	.72
TOTAL OPER EXP	4	3.18	3.04	2.96	3.35	3.25	3.13	3.04	3.46
FIXED EXPENSES	4	1.43	1.40	1.39	1.48	1.43	1.40	1.39	1.48
TOTAL OPER+FIX	4	4.61	4.51	4.44	4.74	4.68	4.53	4.51	4.85
LEASING EXP	3	.97	.64						
TOTAL PAYROLL	4	.31	.32	.20	.42				
TOTAL CONTRACT	4	1.28	1.25	1.12	1.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8803	4
AVG SQFT/RETAIL TENANT	5532	1
AVG SQFT/OFFICE WORKER	285	3
AVG % OFFICE OCCUPANCY	91.6	4
AVG % RETAIL OCCUPANCY	80.0	1
AVG $ RATE YR-END RENT	13.67	3
RENTABLE/GROSS SQFT	.95	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.59	4
PAYROLL	.07	1
CONTRACT	.47	4
SUP/MAT/MISC	.02	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.56	4
PAYROLL	.26	4
ELEVATOR	.08	4
HVAC	.06	4
ELECTRICAL	.00	4
STRUCT/ROOF	.00	2
PLUMBING	.00	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.12	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.22	4
ELECTRICAL	1.18	4
GAS		
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	.24	4
RDS/GNDS TOTAL	.08	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER	.03	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.14	4
SEC PAYROLL		
SEC CONTRACTS	.13	3
SEC OTHER	.21	1
ADMIN TOTAL	.64	4
PAYROLL	.09	2
MGMT FEES	.51	4
LEGAL FEES	.01	3
AUDIT FEES	.00	1
GEN OFC EXP	.00	3
OTHER ADM EXP	.05	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.40	4
REAL ESTATE TAX	1.29	4
BUILDING INS	.12	4
PERS PROP TAX	.00	4
OTHER TAX		
LEASING EXPENSES	.64	3
ADV/PROMOTION	.01	3
COMM/FEES	.10	2
TENANT ALTS	1.30	2
BUY-OUTS	.14	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.32	4
CLEANING	.07	1
REPAIR/MAINT	.26	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.09	2
TOTAL CONTRACTS	1.25	4
CLEANING	.47	4
REPAIR/MAINT	.10	4
RDS/GROUNDS	.06	4
SECURITY	.14	4
ADMINISTRATIVE	.49	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Des Moines, IA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,906,555 SQ. FT.				1,665,667 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.50	12.39	8.32	14.18
RETAIL AREA	3	11.36	10.88						
OTHER AREA	1	1.36	1.36						
TOTAL RENT	5	12.24	12.39	8.51	13.53				
MISCELLANEOUS	4	.34	.23	.03	.75				
TOTAL INCOME	5	12.56	12.39	9.06	13.76				
EXPENSE									
CLEANING	8	.96	.88	.79	1.21	1.10	1.03	.95	1.30
REPAIR-MAINT	8	1.27	1.38	1.21	1.67	1.45	1.53	1.24	1.93
UTILITIES	8	1.60	1.65	1.48	2.00	1.82	1.80	1.53	2.05
RDS/GRNDS/SEC	8	.40	.38	.20	.52	.40	.38	.20	.52
ADMINISTRATIVE	8	.39	.19	.16	.42	.39	.19	.16	.42
TOTAL OPER EXP	8	4.62	4.72	4.41	5.17	5.27	5.37	4.45	6.07
FIXED EXPENSES	8	2.09	1.82	1.15	2.20	2.09	1.82	1.15	2.20
TOTAL OPER+FIX	8	6.71	6.49	5.26	7.97	7.36	7.33	5.36	8.69
LEASING EXP	4	.17	.17	.13	.27				
TOTAL PAYROLL	8	.78	.93	.44	1.31				
TOTAL CONTRACT	8	1.37	1.41	1.00	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14826	8
AVG SQFT/RETAIL TENANT	3506	3
AVG SQFT/OFFICE WORKER	217	7
AVG % OFFICE OCCUPANCY	96.1	8
AVG % RETAIL OCCUPANCY	75.0	3
AVG $ RATE YR-END RENT	13.88	4
RENTABLE/GROSS SQFT	.83	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.83	6
PAYROLL	.20	4
CONTRACT	.71	6
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	1.38	6
PAYROLL	.48	6
ELEVATOR	.18	6
HVAC	.14	6
ELECTRICAL	.08	6
STRUCT/ROOF	.16	5
PLUMBING	.01	6
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.24	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.64	6
ELECTRICAL	1.31	6
GAS	.08	4
FUEL OIL		
PURCH STEAM	.39	1
PURCH CH WTR		
COAL		
WATER/SEWER	.09	6
RDS/GNDS/SEC TOTAL	.38	6
RDS/GNDS TOTAL	.11	5
RDS/GNDS PAYRL	.08	4
RDS/GNDS CONTR		
RDS/GNDS OTHER	.04	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.30	6
SEC PAYROLL	.12	2
SEC CONTRACTS	.19	6
SEC OTHER	.14	2
ADMIN TOTAL	.19	6
PAYROLL	.19	6
MGMT FEES	.32	2
LEGAL FEES	.01	1
AUDIT FEES	.03	1
GEN OFC EXP	.17	3
OTHER ADM EXP	.00	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.82	6
REAL ESTATE TAX	1.71	6
BUILDING INS	.05	6
PERS PROP TAX		
OTHER TAX	.04	1
LEASING EXPENSES	.26	2
ADV/PROMOTION	.00	1
COMM/FEES	.16	1
TENANT ALTS	.35	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.93	6
CLEANING	.20	4
REPAIR/MAINT	.48	6
RDS/GROUNDS	.08	4
SECURITY	.12	2
ADMINISTRATIVE	.19	6
TOTAL CONTRACTS	1.22	6
CLEANING	.71	6
REPAIR/MAINT	.18	6
RDS/GROUNDS		
SECURITY	.23	5
ADMINISTRATIVE	.32	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	482,226 SQ. FT.				423,263 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					8.46	8.32		
RETAIL AREA	2	13.91	10.77						
OTHER AREA									
TOTAL RENT	2	8.69	8.51						
MISCELLANEOUS	2	.63	.55						
TOTAL INCOME	2	9.31	9.06						
EXPENSE									
CLEANING	3	1.01	.91			1.15	.96		
REPAIR-MAINT	3	1.56	1.52			1.72	1.92		
UTILITIES	3	1.50	1.52			1.65	1.61		
RDS/GRNDS/SEC	3	.33	.25			.33	.25		
ADMINISTRATIVE	3	.28	.19			.28	.19		
TOTAL OPER EXP	3	4.68	4.53			5.22	5.45		
FIXED EXPENSES	3	1.48	1.25			1.48	1.25		
TOTAL OPER+FIX	3	6.16	6.30			6.70	6.71		
LEASING EXP	2	.26	.27						
TOTAL PAYROLL	3	1.00	1.00						
TOTAL CONTRACT	3	1.38	1.37						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5540	3
AVG SQFT/RETAIL TENANT	2363	2
AVG SQFT/OFFICE WORKER	169	2
AVG % OFFICE OCCUPANCY	92.9	3
AVG % RETAIL OCCUPANCY	91.1	2
AVG $ RATE YR-END RENT	13.00	2
RENTABLE/GROSS SQFT	.86	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.83	2
PAYROLL	.10	1
CONTRACT	.70	2
SUP/MAT/MISC	.07	1
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	1.36	2
PAYROLL	.39	2
ELEVATOR	.19	2
HVAC	.20	2
ELECTRICAL	.09	2
STRUCT/ROOF	.25	2
PLUMBING	.03	2
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.24	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.48	2
ELECTRICAL	1.31	2
GAS	.08	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	2
RDS/GNDS/SEC TOTAL	.37	2
RDS/GNDS TOTAL	.07	1
RDS/GNDS PAYRL	.05	1
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.34	2
SEC PAYROLL	.18	1
SEC CONTRACTS	.24	2
SEC OTHER		
ADMIN TOTAL	.37	2
PAYROLL	.22	2
MGMT FEES	.13	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.17	1
OTHER ADM EXP	.00	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.60	2
REAL ESTATE TAX	1.51	2
BUILDING INS	.06	2
PERS PROP TAX		
OTHER TAX	.04	1
LEASING EXPENSES	.35	1
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS	.35	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.78	2
CLEANING	.10	1
REPAIR/MAINT	.39	2
RDS/GROUNDS	.05	1
SECURITY	.18	1
ADMINISTRATIVE	.22	2
TOTAL CONTRACTS	1.22	2
CLEANING	.73	2
REPAIR/MAINT	.19	2
RDS/GROUNDS		
SECURITY	.24	2
ADMINISTRATIVE	.13	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Des Moines, IA

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,266,273 SQ. FT.				1,082,348 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.05	14.18		
RETAIL AREA	1	10.88	10.88						
OTHER AREA	1	1.38	1.38						
TOTAL RENT	2	13.53	13.53						
MISCELLANEOUS	2	.23	.23						
TOTAL INCOME	2	13.76	13.76						
EXPENSE									
CLEANING	3	.91	.84			1.07	1.09		
REPAIR-MAINT	3	.97	1.20			1.13	1.22		
UTILITIES	3	1.61	2.16			1.89	2.16		
RDS/GRNDS/SEC	3	.40	.50			.40	.50		
ADMINISTRATIVE	3	.46	.27			.46	.27		
TOTAL OPER EXP	3	4.35	4.90			5.09	5.29		
FIXED EXPENSES	3	2.43	2.24			2.43	2.24		
TOTAL OPER+FIX	3	6.78	7.14			7.51	8.58		
LEASING EXP	2	.13	.13						
TOTAL PAYROLL	3	.59	.32						
TOTAL CONTRACT	3	1.29	1.45						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	32746	3
AVG SQFT/RETAIL TENANT	3963	1
AVG SQFT/OFFICE WORKER	212	3
AVG % OFFICE OCCUPANCY	96.8	3
AVG % RETAIL OCCUPANCY	72.0	1
AVG $ RATE YR-END RENT	18.50	1
RENTABLE/GROSS SQFT	.82	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.80	2
PAYROLL	.54	1
CONTRACT	.47	2
SUP/MAT/MISC	.03	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.86	2
PAYROLL	.36	2
ELEVATOR	.12	2
HVAC	.07	2
ELECTRICAL	.06	2
STRUCT/ROOF	.16	1
PLUMBING	.00	2
FIRE/LIFE SFTY	.02	1
OTHER MAINT/SUP	.16	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.38	2
ELECTRICAL	1.10	2
GAS		
FUEL OIL		
PURCH STEAM	.39	1
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	.35	2
RDS/GNDS TOTAL	.07	2
RDS/GNDS PAYRL	.08	1
RDS/GNDS CONTR		
RDS/GNDS OTHER	.03	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.29	2
SEC PAYROLL		
SEC CONTRACTS	.15	2
SEC OTHER	.27	1
ADMIN TOTAL	.53	2
PAYROLL	.14	2
MGMT FEES	.51	1
LEGAL FEES	.01	1
AUDIT FEES	.03	1
GEN OFC EXP	.18	1
OTHER ADM EXP	.05	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.86	2
REAL ESTATE TAX	1.76	2
BUILDING INS	.10	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.16	1
ADV/PROMOTION	.00	1
COMM/FEES	.16	1
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.80	2
CLEANING	.54	1
REPAIR/MAINT	.36	2
RDS/GROUNDS	.08	1
SECURITY		
ADMINISTRATIVE	.14	2
TOTAL CONTRACTS	1.06	2
CLEANING	.47	2
REPAIR/MAINT	.12	2
RDS/GROUNDS		
SECURITY	.23	2
ADMINISTRATIVE	.51	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Detroit, MI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	2,862,823 SQ. FT.				2,451,433 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					12.48	12.18	10.20	16.57
RETAIL AREA	5	10.01	8.69	6.97	15.72				
OTHER AREA									
TOTAL RENT	9	11.03	11.03	9.27	14.31				
MISCELLANEOUS	6	.28	.19	.05	.62				
TOTAL INCOME	9	11.27	11.03	9.27	14.38				
EXPENSE									
CLEANING	10	1.19	.98	.72	1.57	1.30	1.03	.80	1.64
REPAIR-MAINT	10	1.34	1.24	.83	1.42	1.47	1.36	.91	1.60
UTILITIES	10	2.09	1.83	1.51	2.15	2.26	1.90	1.52	2.27
RDS/GRNDS/SEC	10	.56	.44	.19	.66	.56	.44	.19	.66
ADMINISTRATIVE	9	.78	.79	.65	1.44	.78	.79	.65	1.44
TOTAL OPER EXP	10	5.84	5.41	4.64	6.35	6.46	6.40	4.88	7.01
FIXED EXPENSES	9	1.09	1.09	.69	1.28	1.09	1.09	.69	1.28
TOTAL OPER+FIX	10	6.78	6.58	5.58	8.99	7.48	7.38	6.35	9.16
LEASING EXP	9	.53	.21	.08	.63				
TOTAL PAYROLL	9	1.88	1.30	.29	3.77				
TOTAL CONTRACT	10	1.06	.89	.58	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5263	9
AVG SQFT/RETAIL TENANT	3579	6
AVG SQFT/OFFICE WORKER	183	9
AVG % OFFICE OCCUPANCY	92.0	10
AVG % RETAIL OCCUPANCY	88.2	6
AVG $ RATE YR-END RENT	15.96	7
RENTABLE/GROSS SQFT	.92	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.98	10
PAYROLL	1.50	5
CONTRACT	.59	10
SUP/MAT/MISC	.08	9
TRASH REMOVAL	.06	10
REPR/MAINT TOTAL	1.24	10
PAYROLL	.51	8
ELEVATOR	.16	10
HVAC	.13	9
ELECTRICAL	.07	9
STRUCT/ROOF	.10	8
PLUMBING	.02	9
FIRE/LIFE SFTY	.01	8
OTHER MAINT/SUP	.13	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.83	10
ELECTRICAL	1.48	10
GAS	.08	4
FUEL OIL		
PURCH STEAM	.45	7
PURCH CH WTR		
COAL		
WATER/SEWER	.09	10
RDS/GNDS/SEC TOTAL	.44	10
RDS/GNDS TOTAL	.04	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER	.09	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.40	9
SEC PAYROLL	.54	7
SEC CONTRACTS	.05	7
SEC OTHER	.03	7
ADMIN TOTAL	.79	9
PAYROLL	.24	8
MGMT FEES	.46	4
LEGAL FEES	.04	5
AUDIT FEES	.04	7
GEN OFC EXP	.06	9
OTHER ADM EXP	.10	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.09	9
REAL ESTATE TAX	.53	9
BUILDING-INS	.32	9
PERS PROP TAX	.02	4
OTHER TAX	.06	1
LEASING EXPENSES	.21	9
ADV/PROMOTION	.08	6
COMM/FEES	.07	2
TENANT ALTS	.60	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.30	9
CLEANING	1.50	5
REPAIR/MAINT	.51	8
RDS/GROUNDS		
SECURITY	.54	7
ADMINISTRATIVE	.24	8
TOTAL CONTRACTS	.89	10
CLEANING	.59	10
REPAIR/MAINT	.25	8
RDS/GROUNDS	.02	4
SECURITY	.05	7
ADMINISTRATIVE	.16	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Detroit, MI

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,597,490 SQ. FT.				1,366,072 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					14.92	14.80		
RETAIL AREA	2	12.66	15.72						
OTHER AREA									
TOTAL RENT	3	12.29	13.95						
MISCELLANEOUS	3	.34	.07						
TOTAL INCOME	3	12.63	13.96						
EXPENSE									
CLEANING	4	1.15	.98	.81	1.56	1.26	1.03	.91	1.64
REPAIR-MAINT	4	1.13	1.24	1.01	1.30	1.24	1.36	1.12	1.43
UTILITIES	4	2.12	1.79	1.39	2.79	2.29	1.86	1.41	3.34
RDS/GRNDS/SEC	4	.42	.40	.14	.66	.42	.40	.14	.66
ADMINISTRATIVE	3	.96	.78			.96	.78		
TOTAL OPER EXP	4	5.53	5.41	5.05	6.09	6.12	6.40	5.46	6.99
FIXED EXPENSES	3	1.01	1.09			1.01	1.09		
TOTAL OPER+FIX	4	6.29	5.95	5.58	7.05	6.91	7.03	6.35	7.60
LEASING EXP	3	.86	.10						
TOTAL PAYROLL	3	1.72	1.30						
TOTAL CONTRACT	4	1.10	1.02	.39	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7333	3
AVG SQFT/RETAIL TENANT	3717	3
AVG SQFT/OFFICE WORKER	130	3
AVG % OFFICE OCCUPANCY	89.5	4
AVG % RETAIL OCCUPANCY	88.6	3
AVG $ RATE YR-END RENT	17.08	3
RENTABLE/GROSS SQFT	.89	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.98	4
PAYROLL	1.93	1
CONTRACT	.64	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.24	4
PAYROLL	.51	2
ELEVATOR	.18	4
HVAC	.12	4
ELECTRICAL	.06	4
STRUCT/ROOF	.07	2
PLUMBING	.05	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.20	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.79	4
ELECTRICAL	1.52	4
GAS		
FUEL OIL		
PURCH STEAM	.45	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.40	4
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	1
RDS/GNDS OTHER	.05	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.38	4
SEC PAYROLL	.60	2
SEC CONTRACTS	.05	3
SEC OTHER	.01	3
ADMIN TOTAL	.78	3
PAYROLL	.29	3
MGMT FEES	.28	2
LEGAL FEES	.04	2
AUDIT FEES	.03	3
GEN OFC EXP	.04	3
OTHER ADM EXP	.11	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.09	3
REAL ESTATE TAX	.96	3
BUILDING INS	.23	3
PERS PROP TAX	.02	1
OTHER TAX	.06	1
LEASING EXPENSES	.10	3
ADV/PROMOTION	.06	2
COMM/FEES	.05	1
TENANT ALTS	2.75	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.30	3
CLEANING	1.93	1
REPAIR/MAINT	.51	2
RDS/GROUNDS		
SECURITY	.60	2
ADMINISTRATIVE	.29	3
TOTAL CONTRACTS	1.02	4
CLEANING	.64	4
REPAIR/MAINT	.28	3
RDS/GROUNDS	.02	1
SECURITY	.05	3
ADMINISTRATIVE	.19	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	2,620,174 SQ. FT.				2,529,573 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					15.07	15.61	12.59	17.62
RETAIL AREA	2	11.58	12.23						
OTHER AREA									
TOTAL RENT	16	15.41	16.73	13.53	17.82				
MISCELLANEOUS	13	1.06	.12	.03	.39				
TOTAL INCOME	16	16.23	16.87	13.56	17.88				
EXPENSE									
CLEANING	16	.95	.85	.68	1.00	.97	.85	.68	1.00
REPAIR-MAINT	16	.85	.82	.71	1.04	.88	.83	.71	1.05
UTILITIES	16	2.15	2.00	1.75	2.54	2.16	2.01	1.75	2.54
RDS/GRNDS/SEC	16	.44	.38	.24	.52	.44	.38	.24	.52
ADMINISTRATIVE	16	1.09	.62	.54	1.03	1.09	.62	.54	1.03
TOTAL OPER EXP	16	5.48	5.29	4.18	5.81	5.58	5.29	4.18	5.91
FIXED EXPENSES	16	2.22	1.96	1.63	2.19	2.22	1.96	1.63	2.19
TOTAL OPER+FIX	16	7.69	7.24	6.00	7.81	7.80	7.24	6.00	7.97
LEASING EXP	15	.96	.25	.02	.63				
TOTAL PAYROLL	14	.40	.31	.15	.55				
TOTAL CONTRACT	16	1.99	1.83	1.64	2.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4772	16
AVG SQFT/RETAIL TENANT	2170	3
AVG SQFT/OFFICE WORKER	202	6
AVG % OFFICE OCCUPANCY	89.0	16
AVG % RETAIL OCCUPANCY	88.2	3
AVG $ RATE YR-END RENT	16.25	16
RENTABLE/GROSS SQFT	.82	15

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	14
PAYROLL	.02	1
CONTRACT	.56	14
SUP/MAT/MISC	.11	11
TRASH REMOVAL	.05	10
REPR/MAINT TOTAL	.82	14
PAYROLL	.19	11
ELEVATOR	.07	10
HVAC	.41	14
ELECTRICAL	.03	11
STRUCT/ROOF	.20	1
PLUMBING	.00	10
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SUP	.19	14

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.93	14
ELECTRICAL	1.71	13
GAS	.17	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	14
RDS/GNDS/SEC TOTAL	.38	14
RDS/GNDS TOTAL	.29	14
RDS/GNDS PAYRL	.03	1
RDS/GNDS CONTR	.27	13
RDS/GNDS OTHER	.05	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	12
SEC PAYROLL		
SEC CONTRACTS	.05	12
SEC OTHER	.02	1
ADMIN TOTAL	.82	14
PAYROLL	.82	2
MGMT FEES	.52	13
LEGAL FEES	.02	11
AUDIT FEES	.03	11
GEN OFC EXP	.03	7
OTHER ADM EXP	.01	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.96	14
REAL ESTATE TAX	1.76	14
BUILDING INS	.19	14
PERS PROP TAX	.00	1
OTHER TAX	5.54	2
LEASING EXPENSES	.31	13
ADV/PROMOTION	.02	9
COMM/FEES	.36	5
TENANT ALTS	1.37	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.19	12
CLEANING	.02	1
REPAIR/MAINT	.19	11
RDS/GROUNDS	.03	1
SECURITY		
ADMINISTRATIVE	.82	2
TOTAL CONTRACTS	1.92	14
CLEANING	.56	14
REPAIR/MAINT	.51	11
RDS/GROUNDS	.27	13
SECURITY	.06	12
ADMINISTRATIVE	.52	11

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Detroit, MI

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	96,065 SQ. FT.				96,065 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					14.98	14.61		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.98	14.61						
MISCELLANEOUS	2	.15	.14						
TOTAL INCOME	3	15.07	14.72						
EXPENSE									
CLEANING	3	.82	.75			.82	.75		
REPAIR-MAINT	3	.90	1.01			.90	1.01		
UTILITIES	3	1.46	1.83			1.46	1.83		
RDS/GRNDS/SEC	3	.27	.11			.27	.11		
ADMINISTRATIVE	3	1.20	.92			1.20	.92		
TOTAL OPER EXP	3	4.64	4.29			4.64	4.29		
FIXED EXPENSES	3	1.63	1.84			1.63	1.84		
TOTAL OPER + FIX	3	6.27	5.48			6.27	5.48		
LEASING EXP	2	.34	.30						
TOTAL PAYROLL	3	.17	.15						
TOTAL CONTRACT	3	1.21	.93						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6539	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	162	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	16.17	3
RENTABLE/GROSS SQFT	.92	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	3
PAYROLL		
CONTRACT	.53	3
SUP/MAT/MISC	.14	3
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	1.01	3
PAYROLL	.15	3
ELEVATOR	.03	1
HVAC	.37	3
ELECTRICAL	.06	2
STRUCT/ROOF	.20	1
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.14	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.83	3
ELECTRICAL	1.18	2
GAS	.57	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.11	3
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.37	2
RDS/GNDS OTHER	.08	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	1
SEC PAYROLL		
SEC CONTRACTS	.05	1
SEC OTHER		
ADMIN TOTAL	.92	3
PAYROLL		
MGMT FEES	.54	3
LEGAL FEES	.04	3
AUDIT FEES	.05	2
GEN OFC EXP	.02	1
OTHER ADM EXP	.00	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.84	3
REAL ESTATE TAX	1.52	3
BUILDING INS	.19	3
PERS PROP TAX		
OTHER TAX	.08	1
LEASING EXPENSES	.30	2
ADV/PROMOTION	.11	1
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.15	3
CLEANING		
REPAIR/MAINT	.15	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.93	3
CLEANING	.53	3
REPAIR/MAINT	.72	1
RDS/GROUNDS	.37	2
SECURITY	.05	1
ADMINISTRATIVE	.58	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	406,032 SQ. FT.				391,832 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					15.43	15.94	13.62	17.04
RETAIL AREA	1	20.26	20.26						
OTHER AREA									
TOTAL RENT	6	16.66	16.87	15.42	17.49				
MISCELLANEOUS	5	.08	.08	.01	.13				
TOTAL INCOME	6	16.72	16.98	15.49	17.50				
EXPENSE									
CLEANING	6	1.02	.92	.70	1.40	1.02	.92	.70	1.40
REPAIR-MAINT	6	1.16	.91	.72	1.94	1.20	1.07	.72	1.94
UTILITIES	6	2.47	2.46	1.97	2.99	2.47	2.46	1.97	2.99
RDS/GRNDS/SEC	6	.31	.32	.13	.55	.31	.32	.13	.55
ADMINISTRATIVE	6	.66	.56	.44	1.08	.66	.56	.44	1.08
TOTAL OPER EXP	6	5.62	5.38	4.43	7.28	5.70	5.38	4.43	7.79
FIXED EXPENSES	6	3.75	1.98	1.93	8.10	3.75	1.98	1.93	8.10
TOTAL OPER + FIX	6	9.38	7.36	6.76	14.98	9.45	7.36	6.76	15.49
LEASING EXP	6	.22	.11	.01	.57				
TOTAL PAYROLL	6	.49	.39	.15	.99				
TOTAL CONTRACT	6	1.81	1.57	1.30	2.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2745	6
AVG SQFT/RETAIL-TENANT	7100	1
AVG SQFT/OFFICE WORKER	206	1
AVG % OFFICE OCCUPANCY	86.2	6
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	16.74	6
RENTABLE/GROSS SQFT	.86	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.85	5
PAYROLL	.02	1
CONTRACT	.67	5
SUP/MAT/MISC	.13	4
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.00	5
PAYROLL	.26	4
ELEVATOR	.08	5
HVAC	.55	5
ELECTRICAL	.03	5
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.33	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.10	5
ELECTRICAL	1.93	5
GAS	.18	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.38	5
RDS/GNDS TOTAL	.32	5
RDS/GNDS PAYRL	.03	1
RDS/GNDS CONTR	.28	5
RDS/GNDS OTHER	.03	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	5
SEC PAYROLL		
SEC CONTRACTS	.05	5
SEC OTHER		
ADMIN TOTAL	.57	5
PAYROLL	1.41	1
MGMT FEES	.53	4
LEGAL FEES	.01	4
AUDIT FEES	.03	4
GEN OFC EXP	.01	1
OTHER ADM EXP	.01	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.98	5
REAL ESTATE TAX	1.91	5
BUILDING INS	.14	5
PERS PROP TAX		
OTHER TAX	10.99	1
LEASING EXPENSES	.02	5
ADV/PROMOTION	.03	4
COMM/FEES	.46	3
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.39	5
CLEANING	.02	1
REPAIR/MAINT	.26	4
RDS/GROUNDS	.03	1
SECURITY		
ADMINISTRATIVE	1.41	1
TOTAL CONTRACTS	1.92	5
CLEANING	.72	5
REPAIR/MAINT	.58	4
RDS/GROUNDS	.28	5
SECURITY	.05	5
ADMINISTRATIVE	.51	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Detroit, MI

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	717,431 SQ. FT.				712,696 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					14.75	14.59	11.41	17.62
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	14.65	14.59	11.41	17.33				
MISCELLANEOUS	5	.31	.12	.03	.69				
TOTAL INCOME	5	14.96	14.60	11.74	17.78				
EXPENSE									
CLEANING	5	.73	.64	.60	.87	.73	.64	.60	.87
REPAIR-MAINT	5	.81	.77	.68	.98	.81	.77	.68	.98
UTILITIES	5	1.89	1.68	1.54	2.23	1.89	1.68	1.54	2.23
RDS/GRNDS/SEC	5	.40	.37	.30	.52	.40	.37	.30	.52
ADMINISTRATIVE	5	.69	.62	.52	.89	.69	.62	.52	.89
TOTAL OPER EXP	5	4.51	4.07	3.99	5.15	4.53	4.07	3.99	5.18
FIXED EXPENSES	5	1.64	1.96	1.14	2.02	1.64	1.96	1.14	2.02
TOTAL OPER + FIX	5	6.16	6.10	5.43	6.85	6.16	6.10	5.43	6.87
LEASING EXP	5	1.55	.13	.00	4.00				
TOTAL PAYROLL	3	.16	.18						
TOTAL CONTRACT	5	1.04	1.82	1.70	2.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10609	5
AVG SQFT/RETAIL TENANT	1163	1
AVG SQFT/OFFICE WORKER	196	2
AVG % OFFICE OCCUPANCY	88.0	5
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	17.86	5
RENTABLE/GROSS SQFT	.94	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.64	5
PAYROLL		
CONTRACT	.50	5
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.08	4
REPR/MAINT TOTAL	.77	5
PAYROLL	.18	3
ELEVATOR	.07	3
HVAC	.41	5
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.23	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.68	5
ELECTRICAL	1.46	5
GAS	.15	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.37	5
RDS/GNDS TOTAL	.29	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.29	5
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	5
SEC PAYROLL		
SEC CONTRACTS	.05	5
SEC OTHER		
ADMIN TOTAL	.62	5
PAYROLL		
MGMT FEES	.52	5
LEGAL FEES	.00	3
AUDIT FEES	.03	5
GEN OFC EXP	.04	4
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.96	5
REAL ESTATE TAX	1.65	5
BUILDING INS	.21	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.13	5
ADV/PROMOTION	.00	3
COMM/FEES	.05	1
TENANT ALTS	4.00	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.18	3
CLEANING		
REPAIR/MAINT	.18	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.22	5
CLEANING	.50	5
REPAIR/MAINT	.51	5
RDS/GROUNDS	.29	5
SECURITY	.05	5
ADMINISTRATIVE	.53	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Duluth, MN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	415,038 SQ. FT.				358,009 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					4.38	7.57	3.42	8.67
RETAIL AREA	2	5.95	5.95						
OTHER AREA									
TOTAL RENT	5	3.98	6.17	2.94	7.37				
MISCELLANEOUS									
TOTAL INCOME	5	3.98	6.17	2.94	7.37				
EXPENSE									
CLEANING	5	.85	.78	.71	.99	.96	.93	.78	1.20
REPAIR-MAINT	5	1.53	1.14	1.08	1.63	1.75	1.38	1.27	1.84
UTILITIES	5	.47	.75	.37	.83	.52	.82	.42	.96
RDS/GRNDS/SEC	2	.66	.66			.66	.66		
ADMINISTRATIVE	5	.47	.49	.40	.58	.47	.49	.40	.58
TOTAL OPER EXP	5	3.60	3.40	3.16	3.75	4.10	4.14	3.81	4.17
FIXED EXPENSES	5	2.42	1.08	.96	2.71	2.42	1.08	.96	2.71
TOTAL OPER + FIX	5	6.02	4.36	4.25	6.34	6.52	5.10	4.81	6.84
LEASING EXP	3	.84	.83						
TOTAL PAYROLL	5	1.62	1.42	1.18	1.73				
TOTAL CONTRACT	2	1.46	1.46						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2694	5
AVG SQFT/RETAIL TENANT	3622	3
AVG SQFT/OFFICE WORKER	315	5
AVG % OFFICE OCCUPANCY	94.1	5
AVG % RETAIL OCCUPANCY	87.6	3
AVG $ RATE YR-END RENT	10.45	3
RENTABLE/GROSS SQFT	1.00	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	5
PAYROLL	.77	3
CONTRACT	.61	2
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	1.14	5
PAYROLL	.51	5
ELEVATOR	.22	5
HVAC	.08	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.04	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.19	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.75	5
ELECTRICAL	.24	5
GAS		
FUEL OIL		
PURCH STEAM	.37	3
PURCH CH WTR		
COAL		
WATER/SEWER	.10	5
RDS/GNDS/SEC TOTAL	.66	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.66	2
SEC PAYROLL		
SEC CONTRACTS	.66	2
SEC OTHER		
ADMIN TOTAL	.49	5
PAYROLL	.22	2
MGMT FEES	.48	5
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.08	5
REAL ESTATE TAX	.96	5
BUILDING INS	.14	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.83	3
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS	.83	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.42	5
CLEANING	.77	3
REPAIR/MAINT	.51	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	2
TOTAL CONTRACTS	1.46	2
CLEANING	.61	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.66	2
ADMINISTRATIVE	.20	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

El Paso, TX

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	986,360 SQ. FT.				963,675 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.00	9.96		
RETAIL AREA	1	10.08	10.08						
OTHER AREA									
TOTAL RENT	3	10.00	9.97						
MISCELLANEOUS	3	.35	.35						
TOTAL INCOME	3	10.35	10.32						
EXPENSE									
CLEANING	5	.61	.61	.52	.68	.62	.61	.52	.70
REPAIR-MAINT	5	2.61	1.68	1.03	2.98	2.67	1.80	1.03	2.98
UTILITIES	5	1.66	1.63	1.57	2.01	1.67	1.63	1.57	2.02
RDS/GRNDS/SEC	5	.30	.03	.02	.50	.30	.03	.02	.50
ADMINISTRATIVE	4	.63	.57	.30	.66	.63	.57	.30	.66
TOTAL OPER EXP	5	5.79	4.88	3.61	6.21	5.90	5.11	3.61	6.21
FIXED EXPENSES	5	1.00	1.03	.83	1.17	1.00	1.03	.83	1.17
TOTAL OPER+FIX	5	6.79	5.96	4.70	7.08	6.89	5.96	4.70	7.20
LEASING EXP	2	.03	.07						
TOTAL PAYROLL	3	1.07	.93						
TOTAL CONTRACT	5	2.50	1.15	.84	3.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6048	3
AVG SQFT/RETAIL TENANT	1491	1
AVG SQFT/OFFICE WORKER	353	3
AVG % OFFICE OCCUPANCY	85.6	5
AVG % RETAIL OCCUPANCY	92.0	1
AVG $ RATE YR-END RENT	12.86	2
RENTABLE/GROSS SQFT	.95	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.61	5
PAYROLL		
CONTRACT	.54	5
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	1.68	5
PAYROLL	.36	3
ELEVATOR	.20	5
HVAC	.21	5
ELECTRICAL	.10	5
STRUCT/ROOF	.15	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.80	1
OTHER MAINT/SUP	.29	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.63	5
ELECTRICAL	1.51	5
GAS	.13	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	3
RDS/GNDS/SEC TOTAL	.03	5
RDS/GNDS TOTAL	.01	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.03	5
SEC PAYROLL	.09	2
SEC CONTRACTS	.03	5
SEC OTHER	.01	2
ADMIN TOTAL	.57	4
PAYROLL	.48	3
MGMT FEES	.21	1
LEGAL FEES	.02	1
AUDIT FEES		
GEN OFC EXP	.01	2
OTHER ADM EXP	.08	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.03	5
REAL ESTATE TAX	.95	5
BUILDING INS	.03	3
PERS PROP TAX	.14	2
OTHER TAX		
LEASING EXPENSES	.07	2
ADV/PROMOTION	.01	1
COMM/FEES		
TENANT ALTS	.07	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.93	3
CLEANING		
REPAIR/MAINT	.36	3
RDS/GROUNDS		
SECURITY	.09	2
ADMINISTRATIVE	.48	3
TOTAL CONTRACTS	1.15	5
CLEANING	.54	5
REPAIR/MAINT	.44	5
RDS/GROUNDS	.01	1
SECURITY	.03	5
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Fort Lauderdaie, FL

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	162,876 SQ. FT.				162,876 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					16.63	15.29		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	16.63	15.29						
MISCELLANEOUS	3	.11	.10						
TOTAL INCOME	3	16.74	15.39						
EXPENSE									
CLEANING	3	.81	.78			.81	.78		
REPAIR-MAINT	3	.77	.82			.77	.82		
UTILITIES	3	1.70	1.64			1.70	1.64		
RDS/GRNDS/SEC	3	.68	.60			.68	.60		
ADMINISTRATIVE	3	1.07	1.01			1.07	1.01		
TOTAL OPER EXP	3	5.04	4.84			5.04	4.84		
FIXED EXPENSES	3	1.93	1.97			1.93	1.97		
TOTAL OPER+FIX	3	6.97	6.81			6.97	6.81		
LEASING EXP	3	1.19	1.36						
TOTAL PAYROLL	3	.73	.69						
TOTAL CONTRACT	3	2.16	2.05						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3955	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	256	1
AVG % OFFICE OCCUPANCY	87.4	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.13	3
RENTABLE/GROSS SQFT	.94	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	3
PAYROLL		
CONTRACT	.56	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.12	3
REPR/MAINT TOTAL	.82	3
PAYROLL	.27	3
ELEVATOR	.06	3
HVAC	.27	3
ELECTRICAL	.04	3
STRUCT/ROOF	.01	2
PLUMBING	.02	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.15	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.64	3
ELECTRICAL	1.61	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	.60	3
RDS/GNDS TOTAL	.32	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.30	3
RDS/GNDS OTHER	.03	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.56	2
SEC PAYROLL		
SEC CONTRACTS	.56	2
SEC OTHER		
ADMIN TOTAL	1.01	3
PAYROLL	.43	3
MGMT FEES	.39	3
LEGAL FEES	.05	2
AUDIT FEES	.11	1
GEN OFC EXP	.07	3
OTHER ADM EXP	.06	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.97	3
REAL ESTATE TAX	1.53	3
BUILDING INS	.44	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.36	3
ADV/PROMOTION	.05	3
COMM/FEES	.28	3
TENANT ALTS	1.02	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.69	3
CLEANING		
REPAIR/MAINT	.27	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.43	3
TOTAL CONTRACTS	2.05	3
CLEANING	.65	3
REPAIR/MAINT	.38	3
RDS/GROUNDS	.30	3
SECURITY	.56	2
ADMINISTRATIVE	.45	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Fort Wayne, IN

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	462,887 SQ. FT.				412,887 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	12					8.87	9.06	7.32	11.02
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	8.87	9.06	7.32	11.02				
MISCELLANEOUS	9	.09	.02	.00	23				
TOTAL INCOME	12	8.95	9.09	7.50	11.13				
EXPENSE									
CLEANING	14	.74	.62	.57	.75	.81	.73	.57	.78
REPAIR-MAINT	14	.44	.51	.38	.86	.48	.51	.40	.86
UTILITIES	14	1.36	1.44	1.22	1.54	1.49	1.44	1.22	1.56
RDS/GRNDS/SEC	14	.33	.32	.21	.44	.33	.32	.21	.44
ADMINISTRATIVE	14	.33	.49	.42	.53	.33	.49	.42	.53
TOTAL OPER EXP	14	3.19	3.46	3.07	3.66	3.50	3.60	3.14	3.66
FIXED EXPENSES	14	.63	.69	.63	.97	.63	.69	.63	.97
TOTAL OPER+FIX	14	3.83	3.99	3.76	4.63	4.14	4.22	3.83	4.63
LEASING EXP	12	.18	.28	.04	.34				
TOTAL PAYROLL	13	.52	.03	.06	.15				
TOTAL CONTRACT	12	1.74	1.92	1.50	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5450	14
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	243	14
AVG % OFFICE OCCUPANCY	95.0	14
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.16	12
RENTABLE/GROSS SQFT	.98	14

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.61	13
PAYROLL	.53	1
CONTRACT	.56	12
SUP/MAT/MISC	.02	13
TRASH REMOVAL	.05	13
REPR/MAINT TOTAL	.54	13
PAYROLL	.14	4
ELEVATOR	.03	1
HVAC	.20	13
ELECTRICAL	.08	13
STRUCT/ROOF	.01	4
PLUMBING	.01	13
FIRE/LIFE SFTY	.01	10
OTHER MAINT/SUP	.19	13

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.44	13
ELECTRICAL	1.20	13
GAS	.17	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	12
RDS/GNDS/SEC TOTAL	.31	13
RDS/GNDS TOTAL	.31	13
RDS/GNDS PAYRL	.15	1
RDS/GNDS CONTR	.30	12
RDS/GNDS OTHER	.01	13

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.02	4
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.02	4
ADMIN TOTAL	.60	13
PAYROLL	.08	10
MGMT FEES	.37	12
LEGAL FEES	.05	9
AUDIT FEES		
GEN OFC EXP	.01	5
OTHER ADM EXP	.01	12

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.71	13
REAL ESTATE TAX	.64	13
BUILDING INS	.09	13
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.28	12
ADV/PROMOTION	.02	4
COMM/FEES	.30	8
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.08	13
CLEANING	.53	1
REPAIR/MAINT	.14	4
RDS/GROUNDS	.15	1
SECURITY		
ADMINISTRATIVE	.08	10
TOTAL CONTRACTS	1.92	12
CLEANING	.56	12
REPAIR/MAINT	.59	9
RDS/GROUNDS	.30	12
SECURITY		
ADMINISTRATIVE	.41	12

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	161,630 SQ. FT.				161,630 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					8.24	8.45	7.08	10.56
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	8.24	8.45	7.08	10.56				
MISCELLANEOUS	7	.09	.01	.00	.23				
TOTAL INCOME	7	8.32	8.45	7.42	10.56				
EXPENSE									
CLEANING	7	.56	.60	.53	.75	.56	.60	.53	.75
REPAIR-MAINT	7	.61	.57	.40	.74	.61	.57	.40	.74
UTILITIES	7	1.27	1.38	1.22	1.54	1.27	1.38	1.22	1.54
RDS/GRNDS/SEC	7	.32	.32	.17	.44	.32	.32	.17	.44
ADMINISTRATIVE	7	.48	.49	.43	.53	.48	.49	.43	.53
TOTAL OPER EXP	7	3.24	3.35	3.07	3.66	3.90	3.35	3.07	3.66
FIXED EXPENSES	7	.79	.73	.69	.97	.79	.73	.69	.97
TOTAL OPER+FIX	7	4.03	3.99	3.76	4.63	5.16	3.99	3.76	4.63
LEASING EXP	7	.19	.28	.04	.36				
TOTAL PAYROLL	7	.10	.08	.05	.10				
TOTAL CONTRACT	7	.20	1.96	1.45	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2727	7
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	190	7
AVG % OFFICE OCCUPANCY	87.7	7
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.06	7
RENTABLE/GROSS SQFT	1.00	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	7
PAYROLL		
CONTRACT	.54	7
SUP/MAT/MISC	.01	7
TRASH REMOVAL	.05	7
REPR/MAINT TOTAL	.57	7
PAYROLL		
ELEVATOR		
HVAC	.21	7
ELECTRICAL	.09	7
STRUCT/ROOF		
PLUMBING	.01	7
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.19	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.38	7
ELECTRICAL	1.17	7
GAS	.17	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	7
RDS/GNDS/SEC TOTAL	.32	7
RDS/GNDS TOTAL	.32	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.30	7
RDS/GNDS OTHER	.01	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.49	7
PAYROLL	.08	7
MGMT FEES	.34	7
LEGAL FEES	.04	6
AUDIT FEES		
GEN OFC EXP	.01	2
OTHER ADM EXP	.01	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.73	7
REAL ESTATE TAX	.67	7
BUILDING INS	.09	7
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.28	7
ADV/PROMOTION	.00	1
COMM/FEES	.29	6
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.08	7
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.08	7
TOTAL CONTRACTS	1.96	7
CLEANING	.54	7
REPAIR/MAINT	.57	7
RDS/GROUNDS	.30	7
SECURITY		
ADMINISTRATIVE	.35	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Fort Worth, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,286,369 SQ. FT.				2,272,581 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					13.10	11.04	3.44	17.74
RETAIL AREA	1	26.09	26.09						
OTHER AREA									
TOTAL RENT	7	1[illegible].38	11.51	7.20	17.94				
MISCELLANEOUS	7	.68	.37	.03	1.23				
TOTAL INCOME	7	15.05	12.26	7.57	18.44				
EXPENSE									
CLEANING	7	.57	.54	.38	.81	.57	.54	.38	.81
REPAIR-MAINT	7	.83	.71	.61	1.50	.83	.71	.61	1.50
UTILITIES	7	1.36	1.19	1.13	1.77	1.36	1.19	1.14	1.77
RDS/GRNDS/SEC	7	.22	.21	.13	.36	.22	.21	.13	.36
ADMINISTRATIVE	7	.71	.66	.41	.91	.71	.66	.41	.91
TOTAL OPER EXP	7	3.67	3.55	3.43	4.34	3.69	3.57	3.43	4.34
FIXED EXPENSES	7	1.29	1.16	.72	1.60	1.29	1.16	.72	1.60
TOTAL OPER + FIX	7	4.97	4.82	4.15	5.82	4.99	4.82	4.15	5.85
LEASING EXP	5	.16	.18	.09	.23				
TOTAL PAYROLL	7	.63	.69	.42	1.27				
TOTAL CONTRACT	7	1.17	1.19	.59	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10272	7
AVG SQFT/RETAIL TENANT	1693	1
AVG SQFT/OFFICE WORKER	455	7
AVG % OFFICE OCCUPANCY	85.0	7
AVG % RETAIL OCCUPANCY	96.0	1
AVG $ RATE YR-END RENT	13.12	7
RENTABLE/GROSS SQFT	.84	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.54	7
PAYROLL		
CONTRACT	.50	7
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.02	7
REPR/MAINT TOTAL	.71	7
PAYROLL	.32	7
ELEVATOR	.19	7
HVAC	.06	7
ELECTRICAL	.02	7
STRUCT/ROOF	.02	5
PLUMBING	.02	6
FIRE/LIFE SFTY	.05	5
OTHER MAINT/SUP	.07	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.19	7
ELECTRICAL	1.12	7
GAS	.09	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.21	7
RDS/GNDS TOTAL	.07	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	7
SEC PAYROLL	.30	2
SEC CONTRACTS	.14	5
SEC OTHER	.01	4
ADMIN TOTAL	.66	7
PAYROLL	.23	7
MGMT FEES	.40	5
LEGAL FEES	.02	2
AUDIT FEES	.02	1
GEN OFC EXP	.10	5
OTHER ADM EXP	.04	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.16	7
REAL ESTATE TAX	1.01	7
BUILDING INS	.15	7
PERS PROP TAX		
OTHER TAX	.01	1
LEASING EXPENSES	.22	4
ADV/PROMOTION	.02	4
COMM/FEES	.19	4
TENANT ALTS	.01	1
BUY-OUTS	.04	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.69	7
CLEANING		
REPAIR/MAINT	.32	7
RDS/GROUNDS		
SECURITY	.30	2
ADMINISTRATIVE	.23	7
TOTAL CONTRACTS	1.19	7
CLEANING	.50	7
REPAIR/MAINT	.25	5
RDS/GROUNDS	.06	2
SECURITY	.14	5
ADMINISTRATIVE	.45	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	838,426 SQ. FT.				838,426 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.96	11.04	5.89	13.87
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.58	11.51	9.6[illegible]	13.67				
MISCELLANEOUS	4	.63	.33	.03	1.05				
TOTAL INCOME	4	12.21	12.26	10.94	13.89				
EXPENSE									
CLEANING	4	.70	.58	.47	.81	.70	.58	.47	.81
REPAIR-MAINT	4	1.12	.98	.64	1.50	1.12	.98	.64	1.50
UTILITIES	4	1.33	1.19	1.14	1.46	1.33	1.19	1.14	1.46
RDS/GRNDS/SEC	4	.28	.22	.18	.36	.28	.22	.18	.36
ADMINISTRATIVE	4	.63	.66	.44	.88	.63	.66	.44	.88
TOTAL OPER EXP	4	4.06	3.66	3.54	4.34	4.06	3.66	3.54	4.34
FIXED EXPENSES	4	1.27	1.16	.92	1.45	1.27	1.16	.92	1.45
TOTAL OPER + FIX	4	5.33	4.82	4.49	5.76	5.33	4.82	4.49	5.76
LEASING EXP	2	.09	.12						
TOTAL PAYROLL	4	1.03	1.06	.89	1.27				
TOTAL CONTRACT	4	1.14	1.19	.98	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8801	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	444	4
AVG % OFFICE OCCUPANCY	87.1	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.68	4
RENTABLE/GROSS SQFT	.84	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.58	4
PAYROLL		
CONTRACT	.55	4
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	.98	4
PAYROLL	.47	4
ELEVATOR	.22	4
HVAC	.06	4
ELECTRICAL	.02	4
STRUCT/ROOF	.02	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.07	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.19	4
ELECTRICAL	1.09	4
GAS	.08	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.22	4
RDS/GNDS TOTAL	.11	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	1
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	4
SEC PAYROLL	.30	2
SEC CONTRACTS	.11	2
SEC OTHER	.08	2
ADMIN TOTAL	.66	4
PAYROLL	.31	4
MGMT FEES	.40	2
LEGAL FEES	.04	1
AUDIT FEES	.02	1
GEN OFC EXP	.09	2
OTHER ADM EXP	.06	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.16	4
REAL ESTATE TAX	1.01	4
BUILDING INS	.16	4
PERS PROP TAX		
OTHER TAX	.01	1
LEASING EXPENSES	.12	2
ADV/PROMOTION	.02	2
COMM/FEES	.09	2
TENANT ALTS	.01	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.06	4
CLEANING		
REPAIR/MAINT	.47	4
RDS/GROUNDS		
SECURITY	.30	2
ADMINISTRATIVE	.31	4
TOTAL CONTRACTS	1.19	4
CLEANING	.55	4
REPAIR/MAINT	.21	4
RDS/GROUNDS	.00	1
SECURITY	.11	2
ADMINISTRATIVE	.44	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Fort Worth, TX

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	1,006,900 SQ. FT.				1,005,382 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					7.34	7.83	6.26	8.72
RETAIL AREA	1	10.91	10.91						
OTHER AREA									
TOTAL RENT	11	7.35	7.83	6.26	8.74				
MISCELLANEOUS	9	.33	.38	.14	.72				
TOTAL INCOME	11	7.61	8.15	6.67	9.26				
EXPENSE									
CLEANING	11	.59	.59	.47	.68	.59	.59	.47	.68
REPAIR-MAINT	11	.75	.63	.40	.84	.75	.63	.40	.84
UTILITIES	11	1.27	1.46	1.08	1.55	1.27	1.46	1.08	1.55
RDS/GRNDS/SEC	11	.33	.25	.19	.30	.33	.25	.19	.30
ADMINISTRATIVE	11	.80	.86	.62	1.19	.80	.86	.62	1.19
TOTAL OPER EXP	11	3.75	3.78	3.29	4.43	3.75	3.78	3.29	4.43
FIXED EXPENSES	11	1.09	1.25	.78	1.38	1.09	1.25	.78	1.38
TOTAL OPER+FIX	11	4.85	5.03	4.50	5.22	4.85	5.03	4.50	5.23
LEASING EXP	10	.43	.47	.09	.74				
TOTAL PAYROLL	11	.65	.54	.49	.86				
TOTAL CONTRACT	11	1.34	1.33	1.22	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4064	11
AVG SQFT/RETAIL TENANT	273	1
AVG SQFT/OFFICE WORKER	252	11
AVG % OFFICE OCCUPANCY	80.0	11
AVG % RETAIL OCCUPANCY	18.0	1
AVG $ RATE YR-END RENT	12.87	11
RENTABLE/GROSS SQFT	.95	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.59	11
PAYROLL	.08	1
CONTRACT	.51	11
SUP/MAT/MISC	.04	8
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	.63	11
PAYROLL	.31	6
ELEVATOR	.10	11
HVAC	.12	11
ELECTRICAL	.01	9
STRUCT/ROOF	.02	4
PLUMBING	.00	11
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.15	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.46	11
ELECTRICAL	1.30	11
GAS	.08	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	11
RDS/GNDS/SEC TOTAL	.25	11
RDS/GNDS TOTAL	.09	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	11
RDS/GNDS OTHER	.02	8

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.15	11
SEC PAYROLL	.77	2
SEC CONTRACTS	.14	9
SEC OTHER	.02	5
ADMIN TOTAL	.86	11
PAYROLL	.40	10
MGMT FEES	.29	11
LEGAL FEES	.05	7
AUDIT FEES	.02	8
GEN OFC EXP	.08	7
OTHER ADM EXP	.06	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.25	11
REAL ESTATE TAX	.90	10
BUILDING INS	.08	11
PERS PROP TAX	1.20	1
OTHER TAX		
LEASING EXPENSES	.47	10
ADV/PROMOTION	.01	10
COMM/FEES	.11	7
TENANT ALTS	.25	6
BUY-OUTS	.39	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.53	10
CLEANING	.08	1
REPAIR/MAINT	.31	6
RDS/GROUNDS		
SECURITY	.77	2
ADMINISTRATIVE	.40	10
TOTAL CONTRACTS	1.33	11
CLEANING	.51	11
REPAIR/MAINT	.19	10
RDS/GROUNDS	.06	11
SECURITY	.14	9
ADMINISTRATIVE	.33	11

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	290,165 SQ. FT.				278,647 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					7.97	8.29	7.15	8.72
RETAIL AREA	1	10.91	10.91						
OTHER AREA									
TOTAL RENT	4	7.99	8.31	7.15	8.74				
MISCELLANEOUS	3	.39	.43						
TOTAL INCOME	4	8.26	8.31	7.36	9.23				
EXPENSE									
CLEANING	4	.55	.57	.52	.60	.55	.57	.52	.60
REPAIR-MAINT	4	.74	.40	.34	.98	.74	.40	.34	.98
UTILITIES	4	1.49	1.54	1.39	1.58	1.49	1.54	1.39	1.58
RDS/GRNDS/SEC	4	.20	.20	.14	.26	.20	.20	.14	.26
ADMINISTRATIVE	4	1.00	.93	.79	1.31	1.00	.93	.79	1.31
TOTAL OPER EXP	4	3.98	4.02	3.48	4.43	3.98	4.03	3.49	4.43
FIXED EXPENSES	4	1.17	1.07	.78	1.42	1.17	1.07	.78	1.42
TOTAL OPER+FIX	4	5.14	5.14	4.58	5.52	5.15	5.16	4.58	5.53
LEASING EXP	4	.67	.48	.08	1.05				
TOTAL PAYROLL	4	.71	.57	.53	.82				
TOTAL CONTRACT	4	1.39	1.32	1.25	1.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3559	4
AVG SQFT/RETAIL TENANT	273	1
AVG SQFT/OFFICE WORKER	308	4
AVG % OFFICE OCCUPANCY	77.9	4
AVG % RETAIL OCCUPANCY	18.0	1
AVG $ RATE YR-END RENT	11.13	4
RENTABLE/GROSS SQFT	.99	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.57	4
PAYROLL		
CONTRACT	.51	4
SUP/MAT/MISC	.02	3
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.40	4
PAYROLL		
ELEVATOR	.09	4
HVAC	.17	4
ELECTRICAL	.02	4
STRUCT/ROOF	.02	3
PLUMBING	.00	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.15	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.54	4
ELECTRICAL	1.44	4
GAS	.08	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.20	4
RDS/GNDS TOTAL	.08	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	4
RDS/GNDS OTHER	.02	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.06	4
SEC PAYROLL		
SEC CONTRACTS	.04	4
SEC OTHER	.03	2
ADMIN TOTAL	.93	4
PAYROLL	.54	3
MGMT FEES	.39	4
LEGAL FEES	.08	3
AUDIT FEES	.07	3
GEN OFC EXP	.07	3
OTHER ADM EXP	.05	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.07	4
REAL ESTATE TAX	1.01	4
BUILDING INS	.07	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.48	4
ADV/PROMOTION	.01	4
COMM/FEES	.08	3
TENANT ALTS	.25	3
BUY-OUTS	.33	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.54	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.54	3
TOTAL CONTRACTS	1.32	4
CLEANING	.51	4
REPAIR/MAINT	.16	3
RDS/GROUNDS	.07	4
SECURITY	.04	4
ADMINISTRATIVE	.52	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Grand Rapids, MI

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	699,976 SQ. FT.				678,061 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	5					9.62	7.48	6.91	13.98
RETAIL AREA	2	11.98	13.76						
OTHER AREA	1	6.44	6.44						
TOTAL RENT	5	9.55	7.43	6.91	13.98				
MISCELLANEOUS	5	.69	.61	.29	1.03				
TOTAL INCOME	5	10.24	7.96	7.81	14.44				
EXPENSE									
CLEANING	5	.78	.75	.61	.94	.80	.75	.61	1.00
REPAIR-MAINT	5	.90	.77	.53	1.31	.92	.77	.53	1.38
UTILITIES	5	1.92	2.02	1.69	2.16	1.97	2.02	1.69	2.27
RDS/GRNDS/SEC	5	.19	.20	.14	.25	.19	.20	.14	.25
ADMINISTRATIVE	5	.79	.73	.32	1.18	.79	.73	.32	1.18
TOTAL OPER EXP	5	4.58	4.48	4.03	5.08	4.72	4.48	4.03	5.36
FIXED EXPENSES	5	1.76	1.76	1.34	2.15	1.76	1.76	1.34	2.15
TOTAL OPER + FIX	5	6.34	6.32	5.56	7.01	6.47	6.32	5.56	7.29
LEASING EXP	3	.86	.06						
TOTAL PAYROLL	5	.70	.56	.27	1.08				
TOTAL CONTRACT	5	1.30	1.40	1.03	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7483	4
AVG SQFT/RETAIL TENANT	940	2
AVG SQFT/OFFICE WORKER	242	4
AVG % OFFICE OCCUPANCY	93.3	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.46	5
RENTABLE/GROSS SQFT	.83	5

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	4	**UTILITIES TOTAL**	2.06	4	SECURITY TOTAL	.17	4	**FIXED EXP TOTAL**	1.90	4	**TOTAL PAYROLL**	.72	4
PAYROLL	.01	2	ELECTRICAL	1.72	4	SEC PAYROLL			REAL ESTATE TAX	1.82	4	CLEANING	.01	2
CONTRACT	.70	4	GAS	.30	4	SEC CONTRACTS	.16	4	BUILDING INS	.09	4	REPAIR/MAINT	.67	3
SUP/MAT/MISC	.07	4	FUEL OIL			SEC OTHER	.02	1	PERS PROP TAX	.00	2	RDS/GROUNDS		
TRASH REMOVAL	.04	4	PURCH STEAM			**ADMIN TOTAL**	.58	4	OTHER TAX	.08	1	SECURITY		
REPR/MAINT TOTAL	1.00	4	PURCH CH WTR			PAYROLL	.28	4	**LEASING EXPENSES**	.06	2	ADMINISTRATIVE	.28	4
PAYROLL	.67	3	COAL			MGMT FEES	.44	2	ADV/PROMOTION	.04	1	**TOTAL CONTRACTS**	1.44	4
ELEVATOR	.18	4	WATER/SEWER	.05	4	LEGAL FEES	.01	1	COMM/FEES	.03	2	CLEANING	.70	4
HVAC	.09	4	**RDS/GNDS/SEC TOTAL**	.21	4	AUDIT FEES	.01	2	TENANT ALTS	.01	1	REPAIR/MAINT	.30	4
ELECTRICAL	.07	4	RDS/GNDS TOTAL	.04	4	GEN OFC EXP	.02	4	BUY-OUTS			RDS/GROUNDS	.04	4
STRUCT/ROOF	.04	2	RDS/GNDS PAYRL			OTHER ADM EXP	.03	4				SECURITY	.16	4
PLUMBING	.02	4	RDS/GNDS CONTR	.04	4							ADMINISTRATIVE	.38	3
FIRE/LIFE SFTY	.02	2	RDS/GNDS OTHER	.01	1									
OTHER MAINT/SUP	.21	4												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	613,475 SQ. FT.				597,560 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					9.93	9.59	7.01	13.98
RETAIL AREA	2	11.98	13.76						
OTHER AREA	1	6.44	6.44						
TOTAL RENT	4	9.84	9.56	6.98	13.98				
MISCELLANEOUS	4	.70	.71	.29	1.03				
TOTAL INCOME	4	10.54	9.85	7.84	14.44				
EXPENSE									
CLEANING	4	.76	.68	.61	.87	.79	.68	.61	.93
REPAIR-MAINT	4	.92	.97	.53	1.31	.94	.97	.53	1.38
UTILITIES	4	1.90	2.01	1.69	2.12	1.96	2.01	1.69	2.23
RDS/GRNDS/SEC	4	.19	.21	.15	.25	.19	.21	.15	.25
ADMINISTRATIVE	4	.87	.80	.58	1.18	.87	.80	.58	1.18
TOTAL OPER EXP	4	4.64	4.70	4.20	5.08	4.78	4.71	4.21	5.36
FIXED EXPENSES	4	1.76	1.71	1.34	2.15	1.76	1.71	1.34	2.15
TOTAL OPER + FIX	4	6.40	6.54	5.77	7.01	6.53	6.54	5.77	7.29
LEASING EXP	3	.86	.06						
TOTAL PAYROLL	4	.74	.82	.37	1.08				
TOTAL CONTRACT	4	1.32	1.44	1.09	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7006	3
AVG SQFT/RETAIL TENANT	940	2
AVG SQFT/OFFICE WORKER	233	3
AVG % OFFICE OCCUPANCY	92.4	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.08	4
RENTABLE/GROSS SQFT	.95	4

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	3	**UTILITIES TOTAL**	2.02	3	SECURITY TOTAL	.17	3	**FIXED EXP TOTAL**	2.03	3	**TOTAL PAYROLL**	1.06	3
PAYROLL	.02	1	ELECTRICAL	1.75	3	SEC PAYROLL			REAL ESTATE TAX	1.95	3	CLEANING	.02	1
CONTRACT	.63	3	GAS	.19	3	SEC CONTRACTS	.17	3	BUILDING INS	.09	3	REPAIR/MAINT	.68	2
SUP/MAT/MISC	.07	3	FUEL OIL			SEC OTHER	.02	1	PERS PROP TAX	.00	2	RDS/GROUNDS		
TRASH REMOVAL	.04	3	PURCH STEAM			**ADMIN TOTAL**	.73	3	OTHER TAX	.08	1	SECURITY		
REPR/MAINT TOTAL	1.24	3	PURCH CH WTR			PAYROLL	.37	3	**LEASING EXPENSES**	.06	2	ADMINISTRATIVE	.37	3
PAYROLL	.68	2	COAL			MGMT FEES	.44	2	ADV/PROMOTION	.04	1	**TOTAL CONTRACTS**	1.48	3
ELEVATOR	.23	3	WATER/SEWER	.05	3	LEGAL FEES			COMM/FEES	.03	2	CLEANING	.83	3
HVAC	.08	3	**RDS/GNDS/SEC TOTAL**	.22	3	AUDIT FEES	.01	2	TENANT ALTS	.01	1	REPAIR/MAINT	.27	3
ELECTRICAL	.06	3	RDS/GNDS TOTAL	.05	3	GEN OFC EXP	.02	3	BUY-OUTS			RDS/GROUNDS	.04	3
STRUCT/ROOF	.04	2	RDS/GNDS PAYRL			OTHER ADM EXP	.02	3				SECURITY	.17	3
PLUMBING	.03	3	RDS/GNDS CONTR	.04	3							ADMINISTRATIVE	.45	2
FIRE/LIFE SFTY	.03	1	RDS/GNDS OTHER	.01	1									
OTHER MAINT/SUP	.20	3												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Greensboro, NC

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	186,658 SQ. FT.				186,658 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					6.13	7.05		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	6.13	7.05						
MISCELLANEOUS	1	.19	.19						
TOTAL INCOME	4	6.29	7.05						
EXPENSE									
CLEANING	4	.55	.54			.55	.54		
REPAIR-MAINT	4	.46	.42			.46	.42		
UTILITIES	4	1.75	1.73			1.75	1.73		
RDS/GRNDS/SEC	4	.09	.06			.09	.06		
ADMINISTRATIVE	4	.30	.36			.30	.36		
TOTAL OPER EXP	4	3.15	3.12			3.15	3.12		
FIXED EXPENSES	4	.54	.54			.54	.54		
TOTAL OPER+FIX	4	3.70	3.66			3.70	3.66		
LEASING EXP	4	.04	.11						
TOTAL PAYROLL									
TOTAL CONTRACT	4	1.19	1.15						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4856	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	304	4
AVG % OFFICE OCCUPANCY	98.9	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	9.25	3
RENTABLE/GROSS SQFT	.78	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.54	4
PAYROLL		
CONTRACT	.45	4
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	.42	4
PAYROLL		
ELEVATOR	.02	3
HVAC	.15	4
ELECTRICAL	.05	4
STRUCT/ROOF	.06	4
PLUMBING	.07	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.09	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.73	4
ELECTRICAL	1.61	4
GAS	.35	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.06	4
RDS/GNDS TOTAL	.06	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER	.05	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.00	1
SEC PAYROLL		
SEC CONTRACTS	.00	1
SEC OTHER		
ADMIN TOTAL	.36	4
PAYROLL		
MGMT FEES	.31	4
LEGAL FEES	.04	1
AUDIT FEES		
GEN OFC EXP	.00	1
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.54	4
REAL ESTATE TAX	.48	4
BUILDING INS	.08	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.11	4
ADV/PROMOTION	.01	1
COMM/FEES		
TENANT ALTS	.19	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.15	4
CLEANING	.45	4
REPAIR/MAINT	.37	4
RDS/GROUNDS	.04	4
SECURITY	.00	1
ADMINISTRATIVE	.36	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Greenville, SC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	570,528 SQ. FT.				570,528 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					9.69	7.89	6.94	10.62
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.94	8.45	6.94	11.26				
MISCELLANEOUS	3	.18	.14						
TOTAL INCOME	4	10.10	8.53	6.96	11.47				
EXPENSE									
CLEANING	4	.47	.46	.38	.59	.47	.46	.38	.59
REPAIR-MAINT	4	.54	.52	.26	.82	.54	.52	.26	.82
UTILITIES	4	1.54	1.46	1.25	1.85	1.54	1.46	1.25	1.85
RDS/GRNDS/SEC	4	.19	.17	.11	.23	.19	.17	.11	.23
ADMINISTRATIVE	4	.53	.47	.43	.56	.53	.47	.43	.56
TOTAL OPER EXP	4	3.27	3.16	2.66	3.84	3.27	3.16	2.66	3.84
FIXED EXPENSES	4	1.22	.98	.80	1.36	1.22	.98	.80	1.36
TOTAL OPER+FIX	4	4.49	4.45	3.74	4.92	4.49	4.45	3.74	4.92
LEASING EXP	4	1.21	.52	.20	2.06				
TOTAL PAYROLL	3	.36	.47						
TOTAL CONTRACT	4	1.14	1.17	.84	1.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10981	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	278	2
AVG % OFFICE OCCUPANCY	80.8	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.44	4
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.46	4
PAYROLL		
CONTRACT	.44	4
SUP/MAT/MISC	.00	3
TRASH REMOVAL	.01	4
REPR/MAINT TOTAL	.52	4
PAYROLL	.30	3
ELEVATOR	.11	4
HVAC	.05	4
ELECTRICAL	.03	4
STRUCT/ROOF	.06	1
PLUMBING	.01	4
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SUP	.06	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.46	4
ELECTRICAL	1.39	4
GAS	.34	1
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	.17	4
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.13	3
SEC PAYROLL		
SEC CONTRACTS	.13	3
SEC OTHER		
ADMIN TOTAL	.47	4
PAYROLL	.10	2
MGMT FEES	.36	4
LEGAL FEES	.00	3
AUDIT FEES	.03	3
GEN OFC EXP	.03	3
OTHER ADM EXP	.02	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.98	4
REAL ESTATE TAX	.81	4
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.52	4
ADV/PROMOTION	.03	4
COMM/FEES	.56	3
TENANT ALTS	2.79	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.47	3
CLEANING		
REPAIR/MAINT	.30	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.10	2
TOTAL CONTRACTS	1.17	4
CLEANING	.44	4
REPAIR/MAINT	.15	3
RDS/GROUNDS	.04	3
SECURITY	.13	3
ADMINISTRATIVE	.36	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Hartford, CT

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	23 BLDS	7,863,272 SQ. FT.				7,671,621 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					16.17	17.35	11.29	18.91
RETAIL AREA	3	11.97	11.44						
OTHER AREA	2	.94	3.29						
TOTAL RENT	11	16.37	16.56	11.29	19.18				
MISCELLANEOUS	8	1.21	.39	.05	1.92				
TOTAL INCOME	12	16.46	16.66	13.55	19.18				
EXPENSE									
CLEANING	23	1.29	1.24	1.00	1.57	1.32	1.24	1.02	1.63
REPAIR-MAINT	23	1.25	1.08	.78	1.72	1.28	1.08	.78	1.75
UTILITIES	23	2.12	1.78	1.58	2.34	2.17	1.78	1.59	2.38
RDS/GRNDS/SEC	22	.96	.91	.38	1.34	.96	.91	.38	1.34
ADMINISTRATIVE	23	.46	.57	.21	1.03	.46	.57	.21	1.03
TOTAL OPER EXP	23	5.94	5.88	4.85	7.24	6.08	5.92	4.87	7.53
FIXED EXPENSES	19	3.28	1.88	1.30	2.62	3.28	1.88	1.30	2.62
TOTAL OPER+FIX	22	8.80	7.93	5.50	9.54	10.26	8.46	5.51	9.54
LEASING EXP	10	.21	.19	.04	.51				
TOTAL PAYROLL	21	1.75	.94	.45	1.92				
TOTAL CONTRACT	22	1.37	2.22	.93	3.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9389	15
AVG SQFT/RETAIL TENANT	1755	6
AVG SQFT/OFFICE WORKER	208	20
AVG % OFFICE OCCUPANCY	84.6	21
AVG % RETAIL OCCUPANCY	94.9	6
AVG $ RATE YR-END RENT	20.05	13
RENTABLE/GROSS SQFT	.87	17

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.24**	**22**
PAYROLL	1.18	7
CONTRACT	1.00	21
SUP/MAT/MISC	.08	18
TRASH REMOVAL	.06	16
REPR/MAINT TOTAL	**1.08**	**23**
PAYROLL	.65	17
ELEVATOR	.19	23
HVAC	.17	22
ELECTRICAL	.07	20
STRUCT/ROOF	.04	13
PLUMBING	.02	17
FIRE/LIFE SFTY	.01	12
OTHER MAINT/SUP	.25	23

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.78**	**23**
ELECTRICAL	1.31	23
GAS	.13	16
FUEL OIL	.07	9
PURCH STEAM	.45	6
PURCH CH WTR	.75	5
COAL		
WATER/SEWER	.03	20
RDS/GNDS/SEC TOTAL	**.73**	**22**
RDS/GNDS TOTAL	.11	20
RDS/GNDS PAYRL	.14	7
RDS/GNDS CONTR	.07	19
RDS/GNDS OTHER	.09	14

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.76	20
SEC PAYROLL	.44	13
SEC CONTRACTS	.34	16
SEC OTHER	.05	15
ADMIN TOTAL	**.57**	**23**
PAYROLL	.20	20
MGMT FEES	.41	11
LEGAL FEES	.01	7
AUDIT FEES	.06	6
GEN OFC EXP	.02	23
OTHER ADM EXP	.03	16

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.80**	**20**
REAL ESTATE TAX	1.67	18
BUILDING INS	.18	20
PERS PROP TAX	.53	6
OTHER TAX	.01	2
LEASING EXPENSES	**.09**	**11**
ADV/PROMOTION	.02	7
COMM/FEES	.24	5
TENANT ALTS	.19	4
BUY-OUTS	.03	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.94**	**21**
CLEANING	1.18	7
REPAIR/MAINT	.65	17
RDS/GROUNDS	.14	7
SECURITY	.44	13
ADMINISTRATIVE	.21	19
TOTAL CONTRACTS	**2.22**	**22**
CLEANING	1.00	21
REPAIR/MAINT	.31	16
RDS/GROUNDS	.09	18
SECURITY	.26	17
ADMINISTRATIVE	.47	11

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	325,214 SQ. FT.				322,430 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					15.23	16.90	11.92	19.05
RETAIL AREA	1	11.44	11.44						
OTHER AREA									
TOTAL RENT	4	15.19	16.76	11.92	18.90				
MISCELLANEOUS	3	.05	.06						
TOTAL INCOME	4	15.23	16.83	11.96	18.94				
EXPENSE									
CLEANING	4	1.07	1.04	.94	1.17	1.08	1.06	.96	1.17
REPAIR-MAINT	4	.67	.59	.47	.84	.68	.59	.48	.84
UTILITIES	4	1.56	1.52	1.27	1.90	1.57	1.52	1.27	1.95
RDS/GRNDS/SEC	4	.54	.49	.25	.82	.54	.49	.25	.82
ADMINISTRATIVE	4	1.00	.91	.69	1.33	1.00	.91	.69	1.33
TOTAL OPER EXP	4	4.84	4.86	3.82	5.85	4.88	4.86	3.82	5.97
FIXED EXPENSES	4	1.57	1.30	1.17	2.05	1.57	1.30	1.17	2.05
TOTAL OPER+FIX	4	6.41	6.16	4.98	7.91	6.45	6.16	4.98	8.03
LEASING EXP	3	.97	.47						
TOTAL PAYROLL	3	.22	.24						
TOTAL CONTRACT	4	2.68	2.63	1.94	3.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2926	4
AVG SQFT/RETAIL TENANT	2784	1
AVG SQFT/OFFICE WORKER	118	4
AVG % OFFICE OCCUPANCY	89.8	4
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	18.60	4
RENTABLE/GROSS SQFT	.84	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.04**	**4**
PAYROLL		
CONTRACT	.89	4
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.10	4
REPR/MAINT TOTAL	**.59**	**4**
PAYROLL	.24	1
ELEVATOR	.07	4
HVAC	.23	4
ELECTRICAL	.06	4
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.18	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.52**	**4**
ELECTRICAL	1.25	4
GAS	.16	3
FUEL OIL	.01	2
PURCH STEAM	.32	1
PURCH CH WTR	.75	1
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	**.49**	**4**
RDS/GNDS TOTAL	.19	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	4
RDS/GNDS OTHER	.06	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	3
SEC PAYROLL		
SEC CONTRACTS	.46	2
SEC OTHER	.12	3
ADMIN TOTAL	**.91**	**4**
PAYROLL	.21	2
MGMT FEES	.52	4
LEGAL FEES	.10	3
AUDIT FEES	.06	2
GEN OFC EXP	.01	4
OTHER ADM EXP	.11	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.30**	**4**
REAL ESTATE TAX	1.03	4
BUILDING INS	.19	4
PERS PROP TAX	.00	1
OTHER TAX	.02	1
LEASING EXPENSES	**.47**	**3**
ADV/PROMOTION	.07	2
COMM/FEES	1.55	2
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.24**	**3**
CLEANING		
REPAIR/MAINT	.24	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.21	2
TOTAL CONTRACTS	**2.63**	**4**
CLEANING	.89	4
REPAIR/MAINT	.41	4
RDS/GROUNDS	.19	4
SECURITY	.19	3
ADMINISTRATIVE	.74	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Hartford, CT

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,043,052 SQ. FT.				978,953 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.01	14.97	11.85	18.95
RETAIL AREA	1	12.11	12.11						
OTHER AREA	2	.94	3.29						
TOTAL RENT	4	14.70	14.25	11.61	18.44				
MISCELLANEOUS	3	2.31	2.73						
TOTAL INCOME	4	16.41	16.68	13.55	19.80				
EXPENSE									
CLEANING	5	1.72	1.73	1.30	1.99	1.81	1.73	1.30	2.28
REPAIR-MAINT	5	1.37	1.67	.79	1.93	1.45	1.67	.88	2.10
UTILITIES	5	3.23	2.87	2.01	3.98	3.37	2.88	2.05	4.27
RDS/GRNDS/SEC	5	1.31	1.27	.78	1.62	1.31	1.27	.78	1.62
ADMINISTRATIVE	5	.83	1.11	.42	1.30	.83	1.11	.42	1.30
TOTAL OPER EXP	5	8.47	7.98	7.17	9.30	8.92	8.45	7.42	10.03
FIXED EXPENSES	5	2.39	1.77	.96	3.41	2.39	1.77	.96	3.41
TOTAL OPER+FIX	5	10.86	9.93	8.13	12.62	11.31	9.95	8.61	13.35
LEASING EXP	4	.13	.18	.04	.29				
TOTAL PAYROLL	5	1.29	1.36	.77	1.91				
TOTAL CONTRACT	5	2.38	3.40	1.33	3.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11519	5
AVG SQFT/RETAIL TENANT	1783	2
AVG SQFT/OFFICE WORKER	191	5
AVG % OFFICE OCCUPANCY	96.5	5
AVG % RETAIL OCCUPANCY	91.2	2
AVG $ RATE YR-END RENT	19.94	4
RENTABLE/GROSS SQFT	.84	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.74	4
PAYROLL	.35	1
CONTRACT	1.36	4
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.12	4
REPR/MAINT TOTAL	1.67	5
PAYROLL	.80	4
ELEVATOR	.24	5
HVAC	.18	4
ELECTRICAL	.12	4
STRUCT/ROOF	.03	4
PLUMBING	.02	4
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.16	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.87	5
ELECTRICAL	1.45	5
GAS	.00	3
FUEL OIL	.25	2
PURCH STEAM	.62	4
PURCH CH WTR	.93	3
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	.99	5
RDS/GNDS TOTAL	.07	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	4
RDS/GNDS OTHER	.09	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.83	4
SEC PAYROLL	.52	3
SEC CONTRACTS	.33	4
SEC OTHER	.01	4
ADMIN TOTAL	1.11	5
PAYROLL	.24	5
MGMT FEES	.55	3
LEGAL FEES	.01	1
AUDIT FEES	.03	1
GEN OFC EXP	.05	5
OTHER ADM EXP	.03	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.77	5
REAL ESTATE TAX	1.60	4
BUILDING INS	.24	5
PERS PROP TAX	.92	2
OTHER TAX		
LEASING EXPENSES	.18	4
ADV/PROMOTION	.02	2
COMM/FEES	.16	2
TENANT ALTS	.28	1
BUY-OUTS	.03	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.36	5
CLEANING	.35	1
REPAIR/MAINT	.80	4
RDS/GROUNDS		
SECURITY	.52	3
ADMINISTRATIVE	.24	5
TOTAL CONTRACTS	3.40	5
CLEANING	1.36	4
REPAIR/MAINT	.89	4
RDS/GROUNDS	.10	4
SECURITY	.33	4
ADMINISTRATIVE	.84	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,565,174 SQ. FT.				2,548,447 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					17.52	17.50		
RETAIL AREA	1	11.33	11.33						
OTHER AREA									
TOTAL RENT	2	18.21	18.30						
MISCELLANEOUS	1	.71	.71						
TOTAL INCOME	2	18.60	18.66						
EXPENSE									
CLEANING	6	1.27	1.25	.85	1.75	1.28	1.26	.85	1.77
REPAIR-MAINT	6	1.20	1.06	.78	1.95	1.20	1.06	.78	1.96
UTILITIES	6	1.72	1.71	1.40	1.94	1.72	1.71	1.41	1.94
RDS/GRNDS/SEC	6	.73	.51	.37	1.36	.73	.51	.37	1.36
ADMINISTRATIVE	6	.52	.45	.19	.78	.52	.45	.19	.78
TOTAL OPER EXP	6	5.43	5.39	4.48	6.49	5.45	5.40	4.50	6.53
FIXED EXPENSES	4	2.56	2.26	1.91	3.12	2.56	2.26	1.91	3.12
TOTAL OPER+FIX	6	7.27	7.38	4.65	9.37	8.29	7.40	4.65	9.41
LEASING EXP	2	.07	.07						
TOTAL PAYROLL	6	1.18	.90	.46	2.31				
TOTAL CONTRACT	6	1.88	1.73	.89	2.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14436	4
AVG SQFT/RETAIL TENANT	1589	3
AVG SQFT/OFFICE WORKER	233	4
AVG % OFFICE OCCUPANCY	91.7	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	23.38	4
RENTABLE/GROSS SQFT	.88	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.25	6
PAYROLL	1.15	1
CONTRACT	1.04	6
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	1.06	6
PAYROLL	.41	5
ELEVATOR	.22	6
HVAC	.11	6
ELECTRICAL	.03	5
STRUCT/ROOF	.05	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.27	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.71	6
ELECTRICAL	1.29	6
GAS	.25	3
FUEL OIL	.06	2
PURCH STEAM	.24	1
PURCH CH WTR	.56	1
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	.51	6
RDS/GNDS TOTAL	.08	6
RDS/GNDS PAYRL	.21	2
RDS/GNDS CONTR	.06	6
RDS/GNDS OTHER	.05	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.43	6
SEC PAYROLL	.34	4
SEC CONTRACTS	.38	4
SEC OTHER	.06	3
ADMIN TOTAL	.45	6
PAYROLL	.21	6
MGMT FEES	.27	2
LEGAL FEES	.01	1
AUDIT FEES	.10	2
GEN OFC EXP	.07	6
OTHER ADM EXP	.02	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.26	4
REAL ESTATE TAX	2.00	4
BUILDING INS	.17	4
PERS PROP TAX	.47	2
OTHER TAX		
LEASING EXPENSES	.07	2
ADV/PROMOTION	.01	1
COMM/FEES	.04	1
TENANT ALTS	.09	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.90	6
CLEANING	1.15	1
REPAIR/MAINT	.41	5
RDS/GROUNDS	.21	2
SECURITY	.34	4
ADMINISTRATIVE	.21	6
TOTAL CONTRACTS	1.73	6
CLEANING	1.04	6
REPAIR/MAINT	.26	6
RDS/GROUNDS	.05	5
SECURITY	.36	4
ADMINISTRATIVE	.13	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Hartford, CT

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	3,506,715 SQ. FT.				3,404,308 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME	1	15.17	15.17						
EXPENSE									
CLEANING	3	1.19	1.07			1.22	1.07		
REPAIR-MAINT	3	1.27	.98			1.31	.98		
UTILITIES	3	2.20	2.41			2.27	2.41		
RDS/GRNDS/SEC	2	1.01	.77			1.01	.77		
ADMINISTRATIVE	3	.29	.18			.29	.18		
TOTAL OPER EXP	3	5.61	4.53			5.78	4.53		
FIXED EXPENSES	1	5.26	5.26			5.26	5.26		
TOTAL OPER+FIX	2	9.92	8.00			13.05	8.25		
LEASING EXP									
TOTAL PAYROLL	2	2.55	1.96						
TOTAL CONTRACT	2	.56	.67						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20219	1
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	217	2
AVG % OFFICE OCCUPANCY	77.5	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.86	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.07	3
PAYROLL	1.36	1
CONTRACT	.53	2
SUP/MAT/MISC	.10	2
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	.98	3
PAYROLL	.59	2
ELEVATOR	.08	3
HVAC	.15	3
ELECTRICAL	.09	2
STRUCT/ROOF	.01	1
PLUMBING	.10	1
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.35	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.41	3
ELECTRICAL	2.20	3
GAS	.13	2
FUEL OIL	.08	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.77	2
RDS/GNDS TOTAL	.42	1
RDS/GNDS PAYRL	.15	1
RDS/GNDS CONTR	.10	1
RDS/GNDS OTHER	.18	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.56	2
SEC PAYROLL	.49	2
SEC CONTRACTS	.02	1
SEC OTHER	.13	1
ADMIN TOTAL	.18	3
PAYROLL	.11	3
MGMT FEES	.37	1
LEGAL FEES	.00	2
AUDIT FEES	.00	1
GEN OFC EXP	.07	3
OTHER ADM EXP	.01	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.63	2
REAL ESTATE TAX	1.30	2
BUILDING INS	.03	2
PERS PROP TAX	2.59	1
OTHER TAX	.00	1
LEASING EXPENSES	.00	1
ADV/PROMOTION	.00	1
COMM/FEES		
TENANT ALTS	.01	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.96	2
CLEANING	1.36	1
REPAIR/MAINT	.59	2
RDS/GROUNDS	.15	1
SECURITY	.49	2
ADMINISTRATIVE	.13	2
TOTAL CONTRACTS	.67	2
CLEANING	.53	2
REPAIR/MAINT	.16	1
RDS/GROUNDS	.10	1
SECURITY	.02	1
ADMINISTRATIVE	.01	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,068,241 SQ. FT.				1,961,980 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					15.71	14.32	8.12	19.05
RETAIL AREA	2	8.97	9.32						
OTHER AREA									
TOTAL RENT	12	15.61	14.26	8.12	19.05				
MISCELLANEOUS	2	.28	.23						
TOTAL INCOME	12	15.75	14.26	8.19	19.05				
EXPENSE									
CLEANING	13	.95	.93	.71	1.00	1.00	.93	.80	1.04
REPAIR-MAINT	13	1.63	.78	.44	1.12	1.71	.78	.44	1.30
UTILITIES	13	1.37	1.54	1.27	1.90	1.45	1.54	1.31	1.92
RDS/GRNDS/SEC	13	.95	.63	.29	.97	.95	.63	.29	.97
ADMINISTRATIVE	13	.41	.71	.39	.97	.41	.71	.39	.97
TOTAL OPER EXP	13	5.31	4.79	3.81	5.58	11.96	4.79	4.26	5.79
FIXED EXPENSES	13	1.83	1.28	1.22	1.93	1.83	1.28	1.22	1.93
TOTAL OPER+FIX	13	7.14	6.68	4.87	7.21	13.95	6.68	5.22	7.41
LEASING EXP	10	.62	.43	.05	2.75				
TOTAL PAYROLL	13	1.54	.41	.27	.89				
TOTAL CONTRACT	13	2.29	2.11	1.27	2.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31586	13
AVG SQFT/RETAIL TENANT	2265	2
AVG SQFT/OFFICE WORKER	244	12
AVG % OFFICE OCCUPANCY	98.2	13
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	17.97	12
RENTABLE/GROSS SQFT	.96	12

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.93	13
PAYROLL	.07	1
CONTRACT	.72	13
SUP/MAT/MISC	.08	11
TRASH REMOVAL	.11	13
REPR/MAINT TOTAL	.78	13
PAYROLL	.35	6
ELEVATOR	.08	13
HVAC	.13	13
ELECTRICAL	.06	8
STRUCT/ROOF	.03	6
PLUMBING	.03	8
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.11	12

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.54	13
ELECTRICAL	1.52	13
GAS	.10	7
FUEL OIL	.01	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	13
RDS/GNDS/SEC TOTAL	.63	13
RDS/GNDS TOTAL	.39	13
RDS/GNDS PAYRL	.14	2
RDS/GNDS CONTR	.34	13
RDS/GNDS OTHER	.01	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	7
SEC PAYROLL	.60	1
SEC CONTRACTS	.13	6
SEC OTHER	.06	2
ADMIN TOTAL	.71	13
PAYROLL	.23	8
MGMT FEES	.62	7
LEGAL FEES	.03	4
AUDIT FEES	.04	9
GEN OFC EXP	.04	11
OTHER ADM EXP	.06	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.28	13
REAL ESTATE TAX	1.10	13
BUILDING INS	.22	13
PERS PROP TAX	.80	1
OTHER TAX		
LEASING EXPENSES	.43	10
ADV/PROMOTION	.09	9
COMM/FEES	.34	10
TENANT ALTS	2.29	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.39	12
CLEANING	.07	1
REPAIR/MAINT	.35	6
RDS/GROUNDS	.14	2
SECURITY	.60	1
ADMINISTRATIVE	.23	8
TOTAL CONTRACTS	2.11	13
CLEANING	.72	13
REPAIR/MAINT	.31	12
RDS/GROUNDS	.34	13
SECURITY	.13	6
ADMINISTRATIVE	.77	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Hartford, CT

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	279,345 SQ. FT.				279,345 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					12.33	12.58	5.50	16.52
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.34	12.59	5.50	16.52				
MISCELLANEOUS	1	.16	.16						
TOTAL INCOME	4	12.37	12.66	5.57	16.52				
EXPENSE									
CLEANING	4	.89	.89	.83	.97	.89	.89	.83	.97
REPAIR-MAINT	4	.59	.67	.44	.79	.59	.67	.44	.79
UTILITIES	4	1.64	1.59	1.40	1.78	1.64	1.59	1.40	1.78
RDS/GRNDS/SEC	4	.71	.69	.48	1.08	.71	.69	.48	1.08
ADMINISTRATIVE	4	.94	.74	.68	1.07	.94	.74	.68	1.07
TOTAL OPER EXP	4	4.77	4.79	4.65	4.87	4.77	4.79	4.65	4.87
FIXED EXPENSES	4	1.54	1.50	1.24	1.85	1.54	1.50	1.24	1.85
TOTAL OPER+FIX	4	6.31	6.34	5.89	6.73	6.31	6.34	5.89	6.73
LEASING EXP	3	.96	.20						
TOTAL PAYROLL	4	.32	.31	.27	.39				
TOTAL CONTRACT	4	2.31	2.20	2.15	2.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14595	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	204	3
AVG % OFFICE OCCUPANCY	94.0	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	16.75	4
RENTABLE/GROSS SQFT	.95	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.89	4
PAYROLL	.07	1
CONTRACT	.71	4
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.12	4
REPR/MAINT TOTAL	.67	4
PAYROLL	.26	3
ELEVATOR	.07	4
HVAC	.15	4
ELECTRICAL	.06	4
STRUCT/ROOF	.02	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.05	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.59	4
ELECTRICAL	1.43	4
GAS	.09	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.69	4
RDS/GNDS TOTAL	.49	4
RDS/GNDS PAYRL	.09	1
RDS/GNDS CONTR	.45	4
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.12	4
SEC PAYROLL		
SEC CONTRACTS	.19	3
SEC OTHER	.06	1
ADMIN TOTAL	.74	4
PAYROLL	.27	1
MGMT FEES	.66	4
LEGAL FEES	.04	3
AUDIT FEES	.04	3
GEN OFC EXP	.04	3
OTHER ADM EXP	.06	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.50	4
REAL ESTATE TAX	1.27	4
BUILDING INS	.29	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.20	3
ADV/PROMOTION	.09	3
COMM/FEES	.03	3
TENANT ALTS	2.29	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.31	4
CLEANING	.07	1
REPAIR/MAINT	.26	3
RDS/GROUNDS	.09	1
SECURITY		
ADMINISTRATIVE	.27	1
TOTAL CONTRACTS	2.20	4
CLEANING	.71	4
REPAIR/MAINT	.25	4
RDS/GROUNDS	.45	4
SECURITY	.18	3
ADMINISTRATIVE	.71	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Honolulu, HI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	4,626,201 SQ. FT.				4,380,687 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					11.99	14.60	11.50	19.47
RETAIL AREA	10	23.56	26.41	19.98	29.94				
OTHER AREA	3	14.45	45.42						
TOTAL RENT	17	13.23	16.61	15.57	19.47				
MISCELLANEOUS	11	.46	.12	.03	.19				
TOTAL INCOME	17	13.47	16.72	15.60	20.28				
EXPENSE									
CLEANING	19	.63	.82	.63	.93	.66	.90	.64	1.05
REPAIR-MAINT	19	.77	.98	.71	1.25	.80	1.01	.76	1.32
UTILITIES	19	1.48	2.05	1.53	2.22	1.53	2.14	1.55	2.45
RDS/GRNDS/SEC	18	.28	.39	.19	.45	.28	.39	.19	.45
ADMINISTRATIVE	19	.66	.80	.62	.93	.66	.80	.62	.93
TOTAL OPER EXP	19	3.81	4.98	4.03	5.86	3.98	5.27	4.10	6.33
FIXED EXPENSES	18	1.41	1.83	1.37	2.33	1.41	1.83	1.37	2.33
TOTAL OPER+FIX	19	5.20	6.88	4.75	7.64	5.38	7.14	4.75	8.40
LEASING EXP	15	.52	.16	.02	1.41				
TOTAL PAYROLL	14	.51	.62	.39	1.27				
TOTAL CONTRACT	17	1.41	1.91	1.44	2.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4272	19
AVG SQFT/RETAIL TENANT	1567	14
AVG SQFT/OFFICE WORKER	198	15
AVG % OFFICE OCCUPANCY	96.5	19
AVG % RETAIL OCCUPANCY	91.5	14
AVG $ RATE YR-END RENT	22.54	16
RENTABLE/GROSS SQFT	.93	16

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.84	17
PAYROLL	.36	3
CONTRACT	.70	17
SUP/MAT/MISC	.12	16
TRASH REMOVAL	.04	16
REPR/MAINT TOTAL	1.00	17
PAYROLL	.34	11
ELEVATOR	.22	17
HVAC	.16	16
ELECTRICAL	.07	16
STRUCT/ROOF	.01	5
PLUMBING	.01	9
FIRE/LIFE SFTY	.01	15
OTHER MAINT/SUP	.13	17

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.06	17
ELECTRICAL	2.00	17
GAS	.01	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	17
RDS/GNDS/SEC TOTAL	.40	17
RDS/GNDS TOTAL	.03	16
RDS/GNDS PAYRL	.05	4
RDS/GNDS CONTR	.02	11
RDS/GNDS OTHER	.03	9

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	16
SEC PAYROLL	.25	6
SEC CONTRACTS	.24	14
SEC OTHER	.01	4
ADMIN TOTAL	.80	17
PAYROLL	.34	6
MGMT FEES	.66	15
LEGAL FEES	.03	11
AUDIT FEES	.06	12
GEN OFC EXP	.02	12
OTHER ADM EXP	.04	11

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.92	16
REAL ESTATE TAX	1.37	15
BUILDING INS	.30	16
PERS PROP TAX		
OTHER TAX	.73	8
LEASING EXPENSES	.19	14
ADV/PROMOTION	.00	10
COMM/FEES	.20	9
TENANT ALTS	.07	9
BUY-OUTS	.18	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.61	13
CLEANING	.36	3
REPAIR/MAINT	.34	11
RDS/GROUNDS	.05	5
SECURITY	.25	6
ADMINISTRATIVE	.34	6
TOTAL CONTRACTS	1.91	17
CLEANING	.70	17
REPAIR/MAINT	.56	13
RDS/GROUNDS	.02	11
SECURITY	.24	14
ADMINISTRATIVE	.73	15

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Honolulu, HI

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	450,496 SQ. FT.				421,872 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					15.68	17.24	11.50	20.87
RETAIL AREA	4	31.26	29.94	27.57	46.70				
OTHER AREA									
TOTAL RENT	7	16.98	17.76	16.42	19.61				
MISCELLANEOUS	5	.12	.14	.07	.16				
TOTAL INCOME	7	17.07	17.92	16.42	19.77				
EXPENSE									
CLEANING	7	.86	.90	.57	1.02	.89	.96	.57	1.12
REPAIR-MAINT	7	1.07	.98	.76	1.34	1.13	1.11	.79	1.34
UTILITIES	7	2.07	2.09	1.59	2.71	2.15	2.31	1.59	2.71
RDS/GRNDS/SEC	7	.33	.41	.03	.46	.33	.41	.03	.46
ADMINISTRATIVE	7	1.12	.84	.82	.94	1.12	.84	.82	.94
TOTAL OPER EXP	7	5.46	5.22	4.54	6.21	5.72	6.15	4.54	6.69
FIXED EXPENSES	6	2.16	2.25	1.75	2.64	2.16	2.25	1.75	2.64
TOTAL OPER + FIX	7	7.36	7.43	4.95	8.57	8.06	7.92	4.95	8.99
LEASING EXP	6	.50	.10	.02	1.17				
TOTAL PAYROLL	4	.94	.69	.39	1.78				
TOTAL CONTRACT	6	2.21	2.30	1.49	2.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2679	7
AVG SQFT/RETAIL TENANT	1509	5
AVG SQFT/OFFICE WORKER	45	7
AVG % OFFICE OCCUPANCY	96.6	7
AVG % RETAIL OCCUPANCY	99.5	5
AVG $ RATE YR-END RENT	21.60	5
RENTABLE/GROSS SQFT	.90	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.93	6
PAYROLL	.26	2
CONTRACT	.79	6
SUP/MAT/MISC	.13	5
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	1.05	6
PAYROLL	.39	2
ELEVATOR	.20	6
HVAC	.40	6
ELECTRICAL	.11	6
STRUCT/ROOF	.33	1
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.13	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.20	6
ELECTRICAL	2.14	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	6
RDS/GNDS/SEC TOTAL	.43	6
RDS/GNDS TOTAL	.03	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	5
RDS/GNDS OTHER	.09	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	5
SEC PAYROLL	.60	1
SEC CONTRACTS	.25	5
SEC OTHER		
ADMIN TOTAL	.87	6
PAYROLL	2.43	1
MGMT FEES	.81	5
LEGAL FEES	.28	2
AUDIT FEES	.08	2
GEN OFC EXP	.02	5
OTHER ADM EXP	.03	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.30	5
REAL ESTATE TAX	1.17	5
BUILDING INS	.30	5
PERS PROP TAX		
OTHER TAX	.80	4
LEASING EXPENSES	.13	5
ADV/PROMOTION	.03	3
COMM/FEES	.04	3
TENANT ALTS	.96	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.89	4
CLEANING	.26	2
REPAIR/MAINT	.39	2
RDS/GROUNDS		
SECURITY	.60	1
ADMINISTRATIVE	2.43	1
TOTAL CONTRACTS	2.30	6
CLEANING	.79	6
REPAIR/MAINT	.76	5
RDS/GROUNDS	.03	5
SECURITY	.25	5
ADMINISTRATIVE	.82	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	942,358 SQ. FT.				884,255 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					15.41	15.55		
RETAIL AREA	1	22.43	22.43						
OTHER AREA	1	84.54	84.54						
TOTAL RENT	3	18.82	16.55						
MISCELLANEOUS	2	.11	.12						
TOTAL INCOME	3	18.90	16.77						
EXPENSE									
CLEANING	5	.83	.81	.73	.97	.88	.81	.75	1.10
REPAIR-MAINT	5	1.03	1.02	.53	1.46	1.05	1.03	.53	1.52
UTILITIES	5	1.92	2.02	1.64	2.22	1.98	2.02	1.64	2.39
RDS/GRNDS/SEC	5	.43	.44	.26	.59	.43	.44	.26	.59
ADMINISTRATIVE	5	.89	.64	.56	1.34	.89	.64	.56	1.34
TOTAL OPER EXP	5	5.11	4.76	4.17	6.22	5.32	4.76	4.19	6.96
FIXED EXPENSES	5	1.97	1.83	.79	3.08	1.97	1.83	.79	3.08
TOTAL OPER + FIX	5	7.08	6.90	5.28	8.82	7.29	7.06	5.28	9.50
LEASING EXP	3	.79	.19						
TOTAL PAYROLL	5	.78	.56	.39	1.27				
TOTAL CONTRACT	5	1.57	1.85	1.03	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2473	5
AVG SQFT/RETAIL TENANT	1431	3
AVG SQFT/OFFICE WORKER	214	2
AVG % OFFICE OCCUPANCY	95.9	5
AVG % RETAIL OCCUPANCY	76.4	3
AVG $ RATE YR-END RENT	24.48	4
RENTABLE/GROSS SQFT	.84	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.81	5
PAYROLL	.62	1
CONTRACT	.62	5
SUP/MAT/MISC	.12	5
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.02	5
PAYROLL	.16	5
ELEVATOR	.33	5
HVAC	.13	4
ELECTRICAL	.05	4
STRUCT/ROOF	.04	2
PLUMBING	.01	1
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.16	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.02	5
ELECTRICAL	1.98	5
GAS	.01	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.44	5
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL	.05	1
RDS/GNDS CONTR	.02	1
RDS/GNDS OTHER	.17	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.31	5
SEC PAYROLL	.33	2
SEC CONTRACTS	.31	3
SEC OTHER	.01	1
ADMIN TOTAL	.64	5
PAYROLL	.34	4
MGMT FEES	.63	4
LEGAL FEES	.05	4
AUDIT FEES	.03	5
GEN OFC EXP	.03	4
OTHER ADM EXP	.04	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.83	5
REAL ESTATE TAX	1.27	4
BUILDING INS	.34	5
PERS PROP TAX		
OTHER TAX	.76	3
LEASING EXPENSES	.19	3
ADV/PROMOTION	.00	3
COMM/FEES	.19	3
TENANT ALTS	.61	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.56	5
CLEANING	.62	1
REPAIR/MAINT	.16	5
RDS/GROUNDS	.03	2
SECURITY	.33	2
ADMINISTRATIVE	.34	4
TOTAL CONTRACTS	1.85	5
CLEANING	.62	5
REPAIR/MAINT	.53	3
RDS/GROUNDS	.02	1
SECURITY	.31	3
ADMINISTRATIVE	.62	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Honolulu, HI

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,259,157 SQ. FT.				1,170,119 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					16.61	14.58		
RETAIL AREA	2	20.65	19.37						
OTHER AREA									
TOTAL RENT	3	17.71	16.49						
MISCELLANEOUS	2	.03	.03						
TOTAL INCOME	3	17.73	16.53						
EXPENSE									
CLEANING	3	.80	.80			.86	.90		
REPAIR-MAINT	3	.91	.89			.96	.92		
UTILITIES	3	1.90	2.08			2.01	2.19		
RDS/GRNDS/SEC	3	.38	.39			.38	.39		
ADMINISTRATIVE	3	.81	.78			.81	.78		
TOTAL OPER EXP	3	4.81	4.95			5.11	5.30		
FIXED EXPENSES	3	1.64	1.58			1.64	1.58		
TOTAL OPER+FIX	3	6.44	6.65			6.74	6.99		
LEASING EXP	3	.58	.39						
TOTAL PAYROLL	3	.62	.62						
TOTAL CONTRACT	3	1.63	1.76						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3935	3
AVG SQFT/RETAIL TENANT	1631	[illegible]
AVG SQFT/OFFICE WORKER	258	2
AVG % OFFICE OCCUPANCY	92.1	3
AVG % RETAIL OCCUPANCY	99.5	3
AVG $ RATE YR-END RENT	24.40	3
RENTABLE/GROSS SQFT	.94	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.80	3
PAYROLL		
CONTRACT	.68	3
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.89	3
PAYROLL	.34	3
ELEVATOR	.21	3
HVAC	.09	3
ELECTRICAL	.07	3
STRUCT/ROOF	.00	1
PLUMBING	.02	3
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.11	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.08	3
ELECTRICAL	2.00	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.39	3
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL	.05	3
RDS/GNDS CONTR	.00	3
RDS/GNDS OTHER	.03	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	3
SEC PAYROLL	.25	2
SEC CONTRACTS	.03	3
SEC OTHER	.01	3
ADMIN TOTAL	.78	3
PAYROLL	.04	1
MGMT FEES	.56	3
LEGAL FEES	.08	2
AUDIT FEES	.09	2
GEN OFC EXP	.04	2
OTHER ADM EXP	.11	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.58	3
REAL ESTATE TAX	1.39	3
BUILDING INS	.17	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.39	3
ADV/PROMOTION	.00	1
COMM/FEES	.41	1
TENANT ALTS	.08	3
BUY-OUTS	.16	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.62	3
CLEANING		
REPAIR/MAINT	.34	3
RDS/GROUNDS	.05	3
SECURITY	.25	2
ADMINISTRATIVE	.04	1
TOTAL CONTRACTS	1.76	3
CLEANING	.68	3
REPAIR/MAINT	.41	3
RDS/GROUNDS	.00	3
SECURITY	.03	3
ADMINISTRATIVE	.66	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	163,122 SQ. FT.				147,674 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					11.93	12.80	11.28	14.45
RETAIL AREA	3	18.31	22.10						
OTHER AREA									
TOTAL RENT	4	13.88	14.73	11.58	19.34				
MISCELLANEOUS	4	1.13	.56	.12	3.47				
TOTAL INCOME	4	15.01	18.17	14.73	19.78				
EXPENSE									
CLEANING	4	.86	.71	.55	1.07	.91	.76	.63	1.08
REPAIR-MAINT	4	.96	.81	.64	1.04	1.02	.90	.64	1.21
UTILITIES	4	2.06	1.91	.97	2.24	2.20	2.18	1.21	2.32
RDS/GRNDS/SEC	4	.24	.24	.10	.31	.24	.24	.10	.31
ADMINISTRATIVE	4	.89	.70	.40	1.04	.89	.70	.40	1.04
TOTAL OPER EXP	4	5.02	4.22	3.25	5.10	5.38	4.86	3.76	5.66
FIXED EXPENSES	4	1.79	1.84	1.56	2.23	1.79	1.84	1.56	2.23
TOTAL OPER+FIX	4	6.81	6.45	5.09	7.05	7.18	7.09	5.72	7.48
LEASING EXP	3	.30	.30						
TOTAL PAYROLL	2	1.12	.83						
TOTAL CONTRACT	4	1.53	1.56	1.07	1.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1332	4
AVG SQFT/RETAIL TENANT	1931	3
AVG SQFT/OFFICE WORKER	141	4
AVG % OFFICE OCCUPANCY	85.7	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	15.50	4
RENTABLE/GROSS SQFT	.83	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	4
PAYROLL	.72	1
CONTRACT	.46	4
SUP/MAT/MISC	.11	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.81	4
PAYROLL	.31	1
ELEVATOR	.24	4
HVAC	.23	4
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.22	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.10	3
ELECTRICAL	2.05	3
GAS	.01	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.24	4
RDS/GNDS TOTAL	.26	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.12	2
SEC PAYROLL		
SEC CONTRACTS	.12	2
SEC OTHER		
ADMIN TOTAL	.70	4
PAYROLL	.32	2
MGMT FEES	.60	3
LEGAL FEES	.01	1
AUDIT FEES	.08	2
GEN OFC EXP	.02	1
OTHER ADM EXP	.03	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.84	4
REAL ESTATE TAX	1.24	4
BUILDING INS	.25	4
PERS PROP TAX		
OTHER TAX	.77	2
LEASING EXPENSES	.30	3
ADV/PROMOTION	.07	1
COMM/FEES	.09	3
TENANT ALTS	.48	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.83	2
CLEANING	.72	1
REPAIR/MAINT	.31	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	2
TOTAL CONTRACTS	1.56	4
CLEANING	.46	4
REPAIR/MAINT	.61	3
RDS/GROUNDS	.26	3
SECURITY	.12	2
ADMINISTRATIVE	.79	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Honolulu, HI

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	69,185 SQ. FT.				59,070 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.34	14.02		
RETAIL AREA	2	16.32	17.46						
OTHER AREA									
TOTAL RENT	3	16.96	17.84						
MISCELLANEOUS	3	2.35	.88						
TOTAL INCOME	3	19.31	18.73						
EXPENSE									
CLEANING	3	.90	.59			.99	.67		
REPAIR-MAINT	3	.76	.66			.84	.66		
UTILITIES	3	1.64	1.72			1.92	2.10		
RDS/GRNDS/SEC	3	.16	.17			.16	.17		
ADMINISTRATIVE	3	.47	.54			.47	.54		
TOTAL OPER EXP	3	3.93	4.06			4.49	4.38		
FIXED EXPENSES	3	2.13	2.10			2.13	2.10		
TOTAL OPER + FIX	3	6.07	6.16			6.62	6.74		
LEASING EXP	2	.30	.33						
TOTAL PAYROLL	1	.25	.25						
TOTAL CONTRACT	3	1.29	1.41						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1822	3
AVG SQFT/RETAIL TENANT	2023	2
AVG SQFT/OFFICE WORKER	148	3
AVG % OFFICE OCCUPANCY	98.7	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.77	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.59	3
PAYROLL		
CONTRACT	.53	3
SUP/MAT/MISC	.18	2
TRASH REMOVAL	.10	2
REPR/MAINT TOTAL	.66	3
PAYROLL		
ELEVATOR	.24	3
HVAC	.17	3
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.25	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.16	2
ELECTRICAL	1.09	2
GAS	.01	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	.17	3
RDS/GNDS TOTAL	.15	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.12	2
SEC PAYROLL		
SEC CONTRACTS	.12	2
SEC OTHER		
ADMIN TOTAL	.54	3
PAYROLL	.25	1
MGMT FEES	.64	2
LEGAL FEES		
AUDIT FEES	.07	1
GEN OFC EXP	.02	1
OTHER ADM EXP	.03	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.10	3
REAL ESTATE TAX	1.36	3
BUILDING INS	.20	3
PERS PROP TAX		
OTHER TAX	.77	2
LEASING EXPENSES	.33	2
ADV/PROMOTION		
COMM/FEES	.08	2
TENANT ALTS	.48	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.25	1
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.25	1
TOTAL CONTRACTS	1.41	3
CLEANING	.53	3
REPAIR/MAINT	.51	2
RDS/GROUNDS	.15	2
SECURITY	.12	2
ADMINISTRATIVE	.86	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Houston, TX

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	52 BLDS	25,148,906 SQ. FT.				24,554,723 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	31					11.06	8.38	3.53	12.12
RETAIL AREA	11	10.73	12.20	6.65	19.73				
OTHER AREA	8	41.00	7.59	5.75	147.22				
TOTAL RENT	31	11.69	8.39	3.53	13.09				
MISCELLANEOUS	23	.62	.03	.01	.45				
TOTAL INCOME	45	10.80	6.94	3.75	13.45				
EXPENSE									
CLEANING	28	.63	.60	.54	.74	.65	.60	.54	.76
REPAIR-MAINT	33	1.17	.78	.38	1.05	1.20	.78	.38	1.11
UTILITIES	30	1.38	1.25	.90	1.47	1.40	1.26	.90	1.49
RDS/GRNDS/SEC	35	.33	.27	.16	.44	.33	.27	.10	.44
ADMINISTRATIVE	51	.74	.55	.37	.78	.74	.55	.37	.78
TOTAL OPER EXP	26	4.21	3.86	3.29	4.18	3.84	3.03	3.36	4.41
FIXED EXPENSES	31	2.69	1.47	1.14	1.86	2.69	1.47	1.14	1.86
TOTAL OPER + FIX	26	6.95	5.38	4.91	6.34	6.91	5.44	4.99	6.45
LEASING EXP	45	.49	.24	.07	.37				
TOTAL PAYROLL	38	.60	.34	.22	.65				
TOTAL CONTRACT	38	1.26	.96	.30	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17461	33
AVG SQFT/RETAIL TENANT	3800	12
AVG SQFT/OFFICE WORKER	352	17
AVG % OFFICE OCCUPANCY	85.9	46
AVG % RETAIL OCCUPANCY	93.3	12
AVG $ RATE YR-END RENT	10.55	32
RENTABLE/GROSS SQFT	.92	37

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	36
PAYROLL	.39	9
CONTRACT	.50	22
SUP/MAT/MISC	.06	20
TRASH REMOVAL	.02	21
REPR/MAINT TOTAL	.86	36
PAYROLL	.24	13
ELEVATOR	.19	36
HVAC	.12	35
ELECTRICAL	.05	16
STRUCT/ROOF	.05	8
PLUMBING	.02	16
FIRE/LIFE SFTY	.02	16
OTHER MAINT/SUP	.24	36

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.28	36
ELECTRICAL	1.06	36
GAS	.03	20
FUEL OIL	.00	15
PURCH STEAM	.07	1
PURCH CH WTR	.04	2
COAL	.10	1
WATER/SEWER	.09	36
RDS/GNDS/SEC TOTAL	.35	22
RDS/GNDS TOTAL	.06	16
RDS/GNDS PAYRL	.05	2
RDS/GNDS CONTR	.04	15
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.33	22
SEC PAYROLL	.33	4
SEC CONTRACTS	.28	20
SEC OTHER	.02	8
ADMIN TOTAL	.68	35
PAYROLL	.21	35
MGMT FEES	.30	31
LEGAL FEES	.02	21
AUDIT FEES	.00	21
GEN OFC EXP	.09	25
OTHER ADM EXP	.06	26

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.58	35
REAL ESTATE TAX	1.36	35
BUILDING INS	.16	33
PERS PROP TAX	.01	7
OTHER TAX	.00	17
LEASING EXPENSES	.29	31
ADV/PROMOTION	.02	20
COMM/FEES	.16	16
TENANT ALTS	18	24
BUY-OUTS	.65	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.55	22
CLEANING	.39	9
REPAIR/MAINT	.25	14
RDS/GROUNDS	.05	2
SECURITY	.33	4
ADMINISTRATIVE	.19	21
TOTAL CONTRACTS	1.23	22
CLEANING	.50	22
REPAIR/MAINT	.44	14
RDS/GROUNDS	.04	15
SECURITY	.28	20
ADMINISTRATIVE	.30	16

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Houston, TX

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	470,265 SQ. FT.				470,265 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					3.54	3.45	2.68	4.65
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	3.54	3.45	2.68	4.65				
MISCELLANEOUS	3	.02	.02						
TOTAL INCOME	6	3.55	3.48	2.68	4.66				
EXPENSE									
CLEANING									
REPAIR-MAINT	2	.17	.17			.17	.17		
UTILITIES									
RDS/GRNDS/SEC	5	.11	.13	.07	.16	.11	.13	.07	.16
ADMINISTRATIVE	6	.32	.32	.23	.42	.32	.32	.23	.42
TOTAL OPER EXP									
FIXED EXPENSES	1	.32	.32			.32	.32		
TOTAL OPER+FIX									
LEASING EXP	6	.13	.14	.02	.26				
TOTAL PAYROLL	6	.18	.19	.11	.23				
TOTAL CONTRACT	6	.22	.25	.11	.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6980	6
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	81.6	6
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	4.03	6
RENTABLE/GROSS SQFT	1.00	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,063,241 SQ. FT.				1,073,810 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					4.29	3.36	2.01	8.00
RETAIL AREA	1	33.74	33.74						
OTHER AREA									
TOTAL RENT	5	4.76	3.36	2.02	8.98				
MISCELLANEOUS	4	.02	.02	.00	.03				
TOTAL INCOME	5	4.78	3.39	2.02	9.00				
EXPENSE									
CLEANING	4	.56	.52	.28	.69	.57	.54	.29	.69
REPAIR-MAINT	5	.48	.38	.30	.72	.48	.38	.30	.77
UTILITIES	4	1.15	1.08	.91	1.25	1.16	1.13	.95	1.25
RDS/GRNDS/SEC	5	.37	.44	.12	.48	.37	.44	.12	.48
ADMINISTRATIVE	7	.56	.47	.30	.73	.56	.47	.30	.73
TOTAL OPER EXP	3	3.59	3.51			2.34	3.76		
FIXED EXPENSES	5	1.06	1.23	.44	1.33	1.06	1.23	.44	1.33
TOTAL OPER+FIX	3	4.86	4.88			4.10	4.99		
LEASING EXP	6	.21	.17	.07	.36				
TOTAL PAYROLL	7	.39	.26	.19	.69				
TOTAL CONTRACT	7	.84	.47	.21	1.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5327	5
AVG SQFT/RETAIL TENANT	1867	1
AVG SQFT/OFFICE WORKER	237	1
AVG % OFFICE OCCUPANCY	81.3	5
AVG % RETAIL OCCUPANCY	99.0	1
AVG $ RATE YR-END RENT	6.70	5
RENTABLE/GROSS SQFT	.95	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	3
PAYROLL	.39	1
CONTRACT	.51	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.54	3
PAYROLL	.21	1
ELEVATOR	.18	3
HVAC	.06	3
ELECTRICAL	.05	1
STRUCT/ROOF		
PLUMBING	.02	1
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.18	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.24	3
ELECTRICAL	1.03	3
GAS	.06	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	3
RDS/GNDS/SEC TOTAL	.46	3
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.39	3
SEC PAYROLL		
SEC CONTRACTS	.37	3
SEC OTHER	.02	2
ADMIN TOTAL	.73	3
PAYROLL	.28	3
MGMT FEES	.31	3
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.10	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.28	3
REAL ESTATE TAX	1.20	3
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.23	2
ADV/PROMOTION		
COMM/FEES	.23	2
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.69	3
CLEANING	.39	1
REPAIR/MAINT	.21	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	3
TOTAL CONTRACTS	1.36	3
CLEANING	.51	3
REPAIR/MAINT	.44	1
RDS/GROUNDS	.06	3
SECURITY	.37	3
ADMINISTRATIVE	.31	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Houston, TX

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,806,836 SQ. FT.				2,733,291 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					9.42	9.40		
RETAIL AREA	2	15.53	18.45						
OTHER AREA	2	85.71	391.08						
TOTAL RENT	2	10.78	10.64						
MISCELLANEOUS	2	.18	.19						
TOTAL INCOME	2	10.96	10.84						
EXPENSE									
CLEANING	6	.57	.70	.31	.76	.59	.71	.34	.76
REPAIR-MAINT	6	1.14	.72	.52	1.99	1.17	.72	.54	2.04
UTILITIES	6	1.63	1.29	1.04	2.51	1.67	1.29	1.09	2.54
RDS/GRNDS/SEC	6	.52	.45	.33	.78	.52	.45	.33	.78
ADMINISTRATIVE	5	.70	.85	.47	.95	.70	.85	.47	.95
TOTAL OPER EXP	6	4.43	4.02	3.01	6.20	4.55	4.05	3.16	6.30
FIXED EXPENSES	5	1.72	1.27	1.13	2.36	1.72	1.27	1.13	2.36
TOTAL OPER+FIX	6	5.83	5.19	3.67	8.50	6.78	5.34	3.70	8.59
LEASING EXP	5	.35	.27	.03	.60				
TOTAL PAYROLL	6	.58	.61	.35	.73				
TOTAL CONTRACT	6	1.72	1.32	.79	2.98				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	50984	4
AVG SQFT/RETAIL TENANT	4974	2
AVG SQFT/OFFICE WORKER	305	4
AVG % OFFICE OCCUPANCY	93.6	4
AVG % RETAIL OCCUPANCY	91.8	2
AVG $ RATE YR-END RENT	21.67	3
RENTABLE/GROSS SQFT	.90	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.70	6
PAYROLL	.45	1
CONTRACT	.63	6
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.02	6
REPR/MAINT TOTAL	.72	6
PAYROLL	.28	3
ELEVATOR	.18	6
HVAC	.13	5
ELECTRICAL	.06	4
STRUCT/ROOF	.04	2
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.25	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.29	6
ELECTRICAL	1.05	6
GAS	.02	5
FUEL OIL		
PURCH STEAM	.07	1
PURCH CH WTR	.77	1
COAL	.10	1
WATER/SEWER	.10	5
RDS/GNDS/SEC TOTAL	.45	6
RDS/GNDS TOTAL	.06	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	5
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.38	6
SEC PAYROLL		
SEC CONTRACTS	.36	6
SEC OTHER	.02	2
ADMIN TOTAL	.85	5
PAYROLL	.26	5
MGMT FEES	.27	4
LEGAL FEES	.08	1
AUDIT FEES		
GEN OFC EXP	.07	2
OTHER ADM EXP	.15	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.27	5
REAL ESTATE TAX	1.17	5
BUILDING INS	.10	5
PERS PROP TAX	.08	2
OTHER TAX		
LEASING EXPENSES	.27	5
ADV/PROMOTION	.01	1
COMM/FEES	.02	4
TENANT ALTS	.28	2
BUY-OUTS	.65	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.61	6
CLEANING	.45	1
REPAIR/MAINT	.28	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	5
TOTAL CONTRACTS	1.32	6
CLEANING	.63	6
REPAIR/MAINT	.45	3
RDS/GROUNDS	.06	5
SECURITY	.36	6
ADMINISTRATIVE	.27	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	18,705,351 SQ. FT.				18,194,142 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					11.81	12.24	9.18	14.61
RETAIL AREA	8	9.04	10.37	6.52	13.46				
OTHER AREA	6	38.00	7.59	5.75	147.22				
TOTAL RENT	13	12.41	12.92	10.14	14.82				
MISCELLANEOUS	9	.71	.47	.09	1.20				
TOTAL INCOME	15	11.90	12.92	9.28	15.08				
EXPENSE									
CLEANING	16	.64	.60	.55	.72	.66	.60	.56	.76
REPAIR-MAINT	15	1.22	.98	.80	1.29	1.26	.99	.84	1.29
UTILITIES	16	1.36	1.28	.92	1.50	1.38	1.33	.93	1.50
RDS/GRNDS/SEC	14	.30	.29	.22	.36	.30	.29	.22	.36
ADMINISTRATIVE	16	.74	.65	.52	.78	.74	.65	.52	.78
TOTAL OPER EXP	15	4.20	3.86	3.13	4.25	4.22	3.93	3.29	4.47
FIXED EXPENSES	16	2.91	1.69	1.58	1.98	2.91	1.69	1.58	1.98
TOTAL OPER+FIX	15	7.22	5.67	5.01	7.70	7.13	5.91	5.16	8.20
LEASING EXP	11	.61	.37	.23	.83				
TOTAL PAYROLL	14	.64	.49	.34	1.02				
TOTAL CONTRACT	14	1.26	1.21	.96	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19344	13
AVG SQFT/RETAIL TENANT	3757	9
AVG SQFT/OFFICE WORKER	362	12
AVG % OFFICE OCCUPANCY	86.8	14
AVG % RETAIL OCCUPANCY	93.4	9
AVG $ RATE YR-END RENT	13.72	13
RENTABLE/GROSS SQFT	.92	13

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.58	15
PAYROLL	.07	7
CONTRACT	.48	13
SUP/MAT/MISC	.07	12
TRASH REMOVAL	.02	12
REPR/MAINT TOTAL	.98	15
PAYROLL	.24	9
ELEVATOR	.20	15
HVAC	.14	15
ELECTRICAL	.05	11
STRUCT/ROOF	.06	6
PLUMBING	.02	11
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.24	15

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.27	15
ELECTRICAL	1.13	15
GAS	.03	12
FUEL OIL	.00	3
PURCH STEAM		
PURCH CH WTR	1.11	1
COAL		
WATER/SEWER	.09	15
RDS/GNDS/SEC TOTAL	.30	13
RDS/GNDS TOTAL	.04	8
RDS/GNDS PAYRL	.05	2
RDS/GNDS CONTR	.02	7
RDS/GNDS OTHER	.03	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	13
SEC PAYROLL	.33	4
SEC CONTRACTS	.22	11
SEC OTHER	.02	4
ADMIN TOTAL	.64	15
PAYROLL	.18	15
MGMT FEES	.30	12
LEGAL FEES	.01	8
AUDIT FEES	.01	9
GEN OFC EXP	.09	11
OTHER ADM EXP	.03	12

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.64	15
REAL ESTATE TAX	1.52	15
BUILDING INS	.18	13
PERS PROP TAX	.01	5
OTHER TAX	.01	5
LEASING EXPENSES	.35	12
ADV/PROMOTION	.02	7
COMM/FEES	.17	10
TENANT ALTS	.19	10
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.49	13
CLEANING	.07	7
REPAIR/MAINT	.25	10
RDS/GROUNDS	.05	2
SECURITY	.33	4
ADMINISTRATIVE	.17	13
TOTAL CONTRACTS	1.22	13
CLEANING	.48	13
REPAIR/MAINT	.40	10
RDS/GROUNDS	.02	7
SECURITY	.22	11
ADMINISTRATIVE	.30	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Houston, TX

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	118 BLDS	23,127,058 SQ. FT.				22,947,765 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	109					10.02	8.92	6.68	11.18
RETAIL AREA	13	10.13	5.64	1.72	14.14				
OTHER AREA	1	4.81	4.81						
TOTAL RENT	109	10.18	8.89	6.66	11.75				
MISCELLANEOUS	83	.21	.07	.02	.23				
TOTAL INCOME	109	10.37	9.26	6.80	11.93				
EXPENSE									
CLEANING	118	.56	.57	.48	.64	.56	.57	.49	.64
REPAIR-MAINT	118	.78	.68	.53	.85	.78	.68	.53	.85
UTILITIES	118	1.35	1.28	1.09	1.54	1.35	1.28	1.09	1.54
RDS/GRNDS/SEC	118	.38	.34	.27	.50	.38	.34	.27	.50
ADMINISTRATIVE	118	.67	.68	.51	.92	.67	.69	.51	.92
TOTAL OPER EXP	118	3.73	3.75	3.22	4.29	3.76	3.75	3.22	4.29
FIXED EXPENSES	118	1.46	1.28	1.11	1.54	1.46	1.28	1.11	1.54
TOTAL OPER + FIX	118	5.20	5.01	4.57	5.64	5.22	5.04	4.57	5.64
LEASING EXP	90	.7	.51	.22	1.30				
TOTAL PAYROLL	103	.52	.49	.40	.54				
TOTAL CONTRACT	118	1.33	1.32	1.04	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8467	115
AVG SQFT/RETAIL TENANT	4193	12
AVG SQFT/OFFICE WORKER	359	72
AVG % OFFICE OCCUPANCY	78.7	116
AVG % RETAIL OCCUPANCY	91.3	12
AVG $ RATE YR-END RENT	11.35	100
RENTABLE/GROSS SQFT	.96	90

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	94
PAYROLL	.11	24
CONTRACT	.49	94
SUP/MAT/MISC	.05	71
TRASH REMOVAL	.02	74
REPR/MAINT TOTAL	.70	94
PAYROLL	.22	69
ELEVATOR	.09	81
HVAC	.11	81
ELECTRICAL	.03	76
STRUCT/ROOF	.03	58
PLUMBING	.01	75
FIRE/LIFE SFTY	.01	32
OTHER MAINT/SUP	.16	92

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.29	92
ELECTRICAL	1.12	92
GAS	.03	28
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.71	10
COAL		
WATER/SEWER	.07	92
RDS/GNDS/SEC TOTAL	.35	94
RDS/GNDS TOTAL	.13	93
RDS/GNDS PAYRL	.08	7
RDS/GNDS CONTR	.11	87
RDS/GNDS OTHER	.03	52

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	91
SEC PAYROLL	.51	5
SEC CONTRACTS	.18	85
SEC OTHER	.07	33
ADMIN TOTAL	.74	86
PAYROLL	.24	63
MGMT FEES	.37	74
LEGAL FEES	.05	39
AUDIT FEES	.04	33
GEN OFC EXP	.07	69
OTHER ADM EXP	.03	63

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.30	95
REAL ESTATE TAX	1.13	94
BUILDING INS	.14	87
PERS PROP TAX	.00	12
OTHER TAX	.04	13
LEASING EXPENSES	.76	74
ADV/PROMOTION	.03	37
COMM/FEES	.29	64
TENANT ALTS	.67	57
BUY-OUTS	.15	8

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.48	79
CLEANING	.11	24
REPAIR/MAINT	.23	69
RDS/GROUNDS	.06	7
SECURITY	.65	4
ADMINISTRATIVE	.24	63
TOTAL CONTRACTS	1.39	95
CLEANING	.49	95
REPAIR/MAINT	.24	70
RDS/GROUNDS	.11	87
SECURITY	.20	87
ADMINISTRATIVE	.42	83

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	320,254 SQ. FT.				320,254 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					10.11	9.48	8.13	13.61
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	10.13	9.48	8.13	11.66				
MISCELLANEOUS	8	.16	.04	.02	.25				
TOTAL INCOME	10	10.18	9.52	8.14	11.70				
EXPENSE									
CLEANING	10	.59	.61	.50	.66	.59	.61	.50	.66
REPAIR-MAINT	10	.67	.82	.32	1.12	.67	.82	.32	1.12
UTILITIES	10	1.47	1.52	1.29	1.91	1.47	1.52	1.29	1.91
RDS/GRNDS/SEC	10	.46	.52	.40	.58	.46	.52	.40	.58
ADMINISTRATIVE	10	.86	.84	.51	1.16	.86	.84	.51	1.16
TOTAL OPER EXP	10	4.06	4.25	3.48	4.88	4.06	4.25	3.48	4.88
FIXED EXPENSES	10	1.39	1.36	.48	1.58	1.39	1.36	.48	1.58
TOTAL OPER + FIX	10	5.45	5.73	4.86	6.30	5.45	5.73	4.86	6.30
LEASING EXP	9	1.85	1.31	.86	2.27				
TOTAL PAYROLL	7	.61	.48	.42	.80				
TOTAL CONTRACT	10	1.45	1.52	1.29	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2183	10
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	305	5
AVG % OFFICE OCCUPANCY	80.1	10
AVG % RETAIL OCCUPANCY	0	0
AVG $ RATE YR-END RENT	10.54	8
RENTABLE/GROSS SQFT	.96	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.61	10
PAYROLL	.52	1
CONTRACT	.54	10
SUP/MAT/MISC	.03	6
TRASH REMOVAL	.03	9
REPR/MAINT TOTAL	.82	10
PAYROLL	.20	6
ELEVATOR	.05	6
HVAC	.11	10
ELECTRICAL	.02	10
STRUCT/ROOF	.04	6
PLUMBING	.03	6
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SUP	.15	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.52	10
ELECTRICAL	1.38	10
GAS	.06	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC TOTAL	.52	10
RDS/GNDS TOTAL	.36	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.36	9
RDS/GNDS OTHER	.08	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.14	10
SEC PAYROLL		
SEC CONTRACTS	.11	9
SEC OTHER	.07	5
ADMIN TOTAL	.91	9
PAYROLL	.27	6
MGMT FEES	.48	9
LEGAL FEES	.07	3
AUDIT FEES	.01	4
GEN OFC EXP	.10	6
OTHER ADM EXP	.03	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.36	10
REAL ESTATE TAX	1.20	10
BUILDING INS	.12	10
PERS PROP TAX	.00	1
OTHER TAX	.03	2
LEASING EXPENSES	1.31	9
ADV/PROMOTION	.03	4
COMM/FEES	.32	8
TENANT ALTS	.98	8
BUY-OUTS	.27	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.48	7
CLEANING	.52	1
REPAIR/MAINT	.27	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.27	6
TOTAL CONTRACTS	1.52	10
CLEANING	.54	10
REPAIR/MAINT	.17	6
RDS/GROUNDS	.36	9
SECURITY	.11	9
ADMINISTRATIVE	.48	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Houston, TX

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	27 BLDS	1,954,939 SQ. FT.				1,954,939 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	26					7.64	7.50	5.26	9.63
RETAIL AREA									
OTHER AREA									
TOTAL RENT	26	7.85	7.53	5.30	10.40				
MISCELLANEOUS	18	.09	.01	.01	.08				
TOTAL INCOME	26	7.91	7.53	5.54	10.42				
EXPENSE									
CLEANING	27	.56	.58	.48	.74	.56	.58	.48	.74
REPAIR-MAINT	27	.71	.74	.54	.85	.71	.74	.54	.85
UTILITIES	27	1.33	1.35	1.19	1.55	1.33	1.35	1.19	1.55
RDS/GRNDS/SEC	27	.36	.35	.28	.44	.36	.35	.28	.44
ADMINISTRATIVE	27	.79	.74	.52	.94	.79	.74	.52	.94
TOTAL OPER EXP	27	3.75	3.86	3.60	4.35	3.75	3.86	3.60	4.35
FIXED EXPENSES	27	1.15	1.16	1.04	1.27	1.15	1.16	1.04	1.27
TOTAL OPER + FIX	27	4.89	5.09	4.57	5.64	4.89	5.09	4.57	5.64
LEASING EXP	23	1.06	.68	.33	1.59				
TOTAL PAYROLL	21	.59	.54	.36	.76				
TOTAL CONTRACT	27	1.41	1.55	1.05	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3406	24
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	256	12
AVG % OFFICE OCCUPANCY	77.9	25
AVG % RETAIL OCCUPANCY	0	0
AVG $ RATE YR-END RENT	10.96	24
RENTABLE/GROSS SQFT	.96	22

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.62**	**22**
PAYROLL		
CONTRACT	.59	22
SUP/MAT/MISC	.04	17
TRASH REMOVAL	.02	19
REPR/MAINT TOTAL	**.67**	**22**
PAYROLL	.33	13
ELEVATOR	.05	19
HVAC	.17	22
ELECTRICAL	.03	21
STRUCT/ROOF	.02	14
PLUMBING	.01	19
FIRE/LIFE SFTY	.00	7
OTHER MAINT/SUP	.14	22

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.35**	**22**
ELECTRICAL	1.23	22
GAS	.05	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	22
RDS/GNDS/SEC TOTAL	**.35**	**22**
RDS/GNDS TOTAL	.13	22
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	22
RDS/GNDS OTHER	.02	14

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.17	21
SEC PAYROLL		
SEC CONTRACTS	.14	17
SEC OTHER	.09	12
ADMIN TOTAL	**.74**	**19**
PAYROLL	.37	11
MGMT FEES	.38	17
LEGAL FEES	.02	8
AUDIT FEES	.04	8
GEN OFC EXP	.05	11
OTHER ADM EXP	.12	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.19**	**23**
REAL ESTATE TAX	1.01	23
BUILDING INS	.12	21
PERS PROP TAX		
OTHER TAX	.05	3
LEASING EXPENSES	**1.02**	**19**
ADV/PROMOTION	.05	10
COMM/FEES	.30	17
TENANT ALTS	1.11	14
BUY-OUTS	.02	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.50**	**16**
CLEANING		
REPAIR/MAINT	.33	13
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	11
TOTAL CONTRACTS	**1.57**	**23**
CLEANING	.58	23
REPAIR/MAINT	.35	15
RDS/GROUNDS	.10	23
SECURITY	.15	18
ADMINISTRATIVE	.46	21

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS	6,899,693 SQ. FT.				6,893,081 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	37					10.00	9.26	6.77	13.41
RETAIL AREA	4	2.12	1.56	1.03	2.53				
OTHER AREA									
TOTAL RENT	37	10.16	9.26	6.73	13.44				
MISCELLANEOUS	31	.22	.15	.03	.28				
TOTAL INCOME	37	10.35	9.26	6.88	13.65				
EXPENSE									
CLEANING	37	.57	.57	.50	.64	.57	.57	.50	.64
REPAIR-MAINT	37	.60	.62	.47	.75	.60	.62	.47	.75
UTILITIES	37	1.27	1.20	1.05	1.38	1.27	1.20	1.05	1.38
RDS/GRNDS/SEC	37	.36	.34	.24	.47	.36	.34	.24	.47
ADMINISTRATIVE	37	.76	.75	.64	.93	.76	.75	.64	.93
TOTAL OPER EXP	37	3.57	3.61	3.11	4.02	3.57	3.61	3.11	4.02
FIXED EXPENSES	37	1.39	1.32	1.20	1.59	1.39	1.32	1.20	1.59
TOTAL OPER + FIX	37	4.96	4.96	4.55	5.50	4.96	4.96	4.55	5.50
LEASING EXP	30	.67	.24	.12	.86				
TOTAL PAYROLL	33	.51	.50	.41	.59				
TOTAL CONTRACT	37	1.26	1.30	1.00	1.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6825	37
AVG SQFT/RETAIL TENANT	1315	3
AVG SQFT/OFFICE WORKER	344	18
AVG % OFFICE OCCUPANCY	78.0	37
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	11.69	33
RENTABLE/GROSS SQFT	.97	28

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.61**	**28**
PAYROLL	.12	8
CONTRACT	.51	28
SUP/MAT/MISC	.05	25
TRASH REMOVAL	.02	21
REPR/MAINT TOTAL	**.60**	**28**
PAYROLL	.19	20
ELEVATOR	.10	28
HVAC	.10	22
ELECTRICAL	.02	20
STRUCT/ROOF	.05	17
PLUMBING	.01	21
FIRE/LIFE SFTY	.01	9
OTHER MAINT/SUP	.16	26

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.27**	**28**
ELECTRICAL	1.05	26
GAS	.04	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.45	5
COAL		
WATER/SEWER	.09	26
RDS/GNDS/SEC TOTAL	**.35**	**28**
RDS/GNDS TOTAL	.12	28
RDS/GNDS PAYRL	.09	3
RDS/GNDS CONTR	.08	26
RDS/GNDS OTHER	.04	17

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	27
SEC PAYROLL		
SEC CONTRACTS	.22	27
SEC OTHER	.06	5
ADMIN TOTAL	**.77**	**26**
PAYROLL	.25	22
MGMT FEES	.39	24
LEGAL FEES	.08	14
AUDIT FEES	.04	11
GEN OFC EXP	.05	23
OTHER ADM EXP	.03	20

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.36**	**28**
REAL ESTATE TAX	1.20	27
BUILDING INS	.20	27
PERS PROP TAX	.26	3
OTHER TAX	.03	4
LEASING EXPENSES	**.55**	**21**
ADV/PROMOTION	.03	13
COMM/FEES	.19	21
TENANT ALTS	.43	17
BUY-OUTS	.03	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.49**	**24**
CLEANING	.12	8
REPAIR/MAINT	.19	20
RDS/GROUNDS	.09	3
SECURITY		
ADMINISTRATIVE	.25	22
TOTAL CONTRACTS	**1.46**	**28**
CLEANING	.51	28
REPAIR/MAINT	.22	22
RDS/GROUNDS	.08	25
SECURITY	.22	27
ADMINISTRATIVE	.44	29

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Houston, TX

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	6,338,037 SQ. FT.				6,263,789 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	15					8.88	9.36	8.22	9.63
RETAIL AREA	5	8.28	10.17	2.84	12.30				
OTHER AREA	1	4.81	4.81						
TOTAL RENT	15	9.14	9.45	9.40	10.64				
MISCELLANEOUS	15	.30	.16	.02	.41				
TOTAL INCOME	15	9.44	9.59	8.41	10.74				
EXPENSE									
CLEANING	15	.50	.51	.41	.58	.51	.51	.43	.58
REPAIR-MAINT	15	.77	.75	.61	.86	.78	.75	.61	.92
UTILITIES	15	1.16	1.14	.94	1.19	1.18	1.14	.97	1.19
RDS/GRNDS/SEC	15	.33	.30	.24	.33	.33	.30	.24	.33
ADMINISTRATIVE	15	.60	.58	.38	.83	.60	.58	.38	.83
TOTAL OPER EXP	15	3.36	3.27	2.96	3.99	5.85	3.27	3.11	3.99
FIXED EXPENSES	15	1.37	1.41	1.22	1.59	1.37	1.41	1.22	1.59
TOTAL OPER + FIX	15	4.74	4.68	4.35	5.22	6.71	4.76	4.35	5.22
LEASING EXP	11	.94	.54	.28	1.76				
TOTAL PAYROLL	15	.52	.45	.37	.67				
TOTAL CONTRACT	15	1.89	1.23	.87	1.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8643	15
AVG SQFT/RETAIL TENANT	4467	5
AVG SQFT/OFFICE WORKER	313	12
AVG % OFFICE OCCUPANCY	72.0	15
AVG % RETAIL OCCUPANCY	90.5	5
AVG $ RATE YR-END RENT	11.11	15
RENTABLE/GROSS SQFT	95	13

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.51	14
PAYROLL	.33	7
CONTRACT	.41	14
SUP/MAT/MISC	.05	11
TRASH REMOVAL	.02	10
REPR/MAINT TOTAL	.73	14
PAYROLL	.22	14
ELEVATOR	.15	14
HVAC	.08	10
ELECTRICAL	.02	8
STRUCT/ROOF	.02	5
PLUMBING	.01	9
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.16	14

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.15	14
ELECTRICAL	.97	14
GAS	.01	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.77	2
COAL		
WATER/SEWER	.08	14
RDS/GNDS/SEC TOTAL	.31	14
RDS/GNDS TOTAL	.09	14
RDS/GNDS PAYRL	.08	1
RDS/GNDS CONTR	.09	13
RDS/GNDS OTHER	.03	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.21	14
SEC PAYROLL		
SEC CONTRACTS	.21	14
SEC OTHER	.01	1
ADMIN TOTAL	.61	12
PAYROLL	.20	12
MGMT FEES	.29	10
LEGAL FEES	.01	7
AUDIT FEES	.06	5
GEN OFC EXP	.08	11
OTHER ADM EXP	.03	11

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.47	14
REAL ESTATE TAX	1.25	14
BUILDING INS	.13	14
PERS PROP TAX	.00	3
OTHER TAX	.05	2
LEASING EXPENSES	.73	10
ADV/PROMOTION	.03	7
COMM/FEES	.43	9
TENANT ALTS	.16	9
BUY-OUTS	.80	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.48	14
CLEANING	.33	7
REPAIR/MAINT	.22	14
RDS/GROUNDS	.08	1
SECURITY		
ADMINISTRATIVE	.20	12
TOTAL CONTRACTS	1.25	14
CLEANING	.41	14
REPAIR/MAINT	.23	11
RDS/GROUNDS	.09	13
SECURITY	.21	14
ADMINISTRATIVE	.32	13

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	5,826,174 SQ. FT.				5,785,441 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					12.54	8.28	6.70	16.44
RETAIL AREA	4	14.34	16.84	10.73	19.26				
OTHER AREA									
TOTAL RENT	5	12.70	8.52	6.90	16.74				
MISCELLANEOUS	5	.15	.09	.05	.24				
TOTAL INCOME	5	12.85	8.56	7.09	16.87				
EXPENSE									
CLEANING	6	.60	.61	.52	.69	.60	.62	.52	.70
REPAIR-MAINT	6	.78	.52	.47	1.08	.78	.52	.47	1.08
UTILITIES	6	1.55	1.44	1.27	2.15	1.55	1.43	1.27	2.17
RDS/GRNDS/SEC	6	.37	.41	.23	.50	.37	.41	.23	.50
ADMINISTRATIVE	6	.65	.47	.39	.85	.65	.47	.39	.85
TOTAL OPER EXP	6	3.94	3.63	3.28	4.68	3.88	3.64	3.30	4.70
FIXED EXPENSES	6	1.71	1.67	1.39	1.93	1.71	1.67	1.39	1.93
TOTAL OPER + FIX	6	5.65	5.27	4.84	6.48	5.54	5.27	4.85	6.50
LEASING EXP	5	.41	.39	.17	.79				
TOTAL PAYROLL	6	.38	.38	.34	.41				
TOTAL CONTRACT	6	1.42	1.32	1.22	1.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20146	6
AVG SQFT/RETAIL TENANT	5327	4
AVG SQFT/OFFICE WORKER	490	6
AVG % OFFICE OCCUPANCY	84.3	6
AVG % RETAIL OCCUPANCY	91.5	4
AVG $ RATE YR-END RENT	13.31	4
RENTABLE/GROSS SQFT	98	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.61	6
PAYROLL	.06	4
CONTRACT	.48	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.52	6
PAYROLL	.15	6
ELEVATOR	.19	6
HVAC	.04	3
ELECTRICAL	.02	3
STRUCT/ROOF	.04	2
PLUMBING	.03	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.17	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.44	6
ELECTRICAL	.97	6
GAS	.03	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	1.02	3
COAL		
WATER/SEWER	.06	6
RDS/GNDS/SEC TOTAL	.41	6
RDS/GNDS TOTAL	.14	6
RDS/GNDS PAYRL	.08	3
RDS/GNDS CONTR	.16	3
RDS/GNDS OTHER	.03	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.33	5
SEC PAYROLL	.37	1
SEC CONTRACTS	.27	4
SEC OTHER	.04	4
ADMIN TOTAL	.47	6
PAYROLL	.12	6
MGMT FEES	.27	6
LEGAL FEES	.06	5
AUDIT FEES	.01	2
GEN OFC EXP	.03	6
OTHER ADM EXP	.03	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.67	6
REAL ESTATE TAX	1.52	6
BUILDING INS	.22	5
PERS PROP TAX	.00	1
OTHER TAX	.02	2
LEASING EXPENSES	.39	5
ADV/PROMOTION	.01	1
COMM/FEES	.28	5
TENANT ALTS	.44	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.38	6
CLEANING	.06	4
REPAIR/MAINT	.15	6
RDS/GROUNDS	.08	3
SECURITY		
ADMINISTRATIVE	.12	6
TOTAL CONTRACTS	1.32	6
CLEANING	.48	6
REPAIR/MAINT	.24	6
RDS/GROUNDS	.16	3
SECURITY	.30	5
ADMINISTRATIVE	.32	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Huntsville, AL

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	661,015 SQ. FT.				621,015 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.21	13.83		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.61	13.57						
MISCELLANEOUS	3	.82	.81						
TOTAL INCOME	3	14.44	14.38						
EXPENSE									
CLEANING	3	.57	.53			.60	.53		
REPAIR-MAINT	3	.81	.82			.86	.82		
UTILITIES	3	1.74	1.47			1.74	1.47		
RDS/GRNDS/SEC	3	.39	.52			.39	.52		
ADMINISTRATIVE	3	1.47	.80			1.47	.80		
TOTAL OPER EXP	3	4.98	4.99			5.09	5.33		
FIXED EXPENSES	3	2.60	2.59			2.60	2.59		
TOTAL OPER + FIX	3	7.58	7.10			7.62	7.55		
LEASING EXP	2	2.85	2.84						
TOTAL PAYROLL	3	.88	.81						
TOTAL CONTRACT	3	.30	1.81						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7776	3
AVG SQFT/RETAIL TENANT	4815	2
AVG SQFT/OFFICE WORKER	192	3
AVG % OFFICE OCCUPANCY	83.9	3
AVG % RETAIL OCCUPANCY	96.3	2
AVG $ RATE YR-END RENT	20.25	2
RENTABLE/GROSS SQFT	.93	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.53**	**3**
PAYROLL	.13	2
CONTRACT	.41	3
SUP/MAT/MISC	.09	2
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	**.82**	**3**
PAYROLL	.53	2
ELEVATOR	.19	3
HVAC	.10	3
ELECTRICAL	.03	2
STRUCT/ROOF	.02	1
PLUMBING	.03	2
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.14	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.47**	**3**
ELECTRICAL	1.33	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	3
RDS/GNDS/SEC TOTAL	**.52**	**3**
RDS/GNDS TOTAL	.16	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	2
RDS/GNDS OTHER	.03	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.36	3
SEC PAYROLL	.19	1
SEC CONTRACTS	.36	2
SEC OTHER		
ADMIN TOTAL	**.80**	**3**
PAYROLL	.50	2
MGMT FEES	.51	3
LEGAL FEES	.06	2
AUDIT FEES	.04	1
GEN OFC EXP	.06	2
OTHER ADM EXP	.34	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**2.59**	**3**
REAL ESTATE TAX	2.30	3
BUILDING INS	.22	3
PERS PROP TAX	.01	2
OTHER TAX	.65	1
LEASING EXPENSES	**2.84**	**2**
ADV/PROMOTION	.07	2
COMM/FEES	.61	2
TENANT ALTS	1.67	2
BUY-OUTS	.96	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.81**	**3**
CLEANING	.13	2
REPAIR/MAINT	.53	2
RDS/GROUNDS		
SECURITY	.19	1
ADMINISTRATIVE	.50	2
TOTAL CONTRACTS	**1.81**	**3**
CLEANING	.41	3
REPAIR/MAINT	.32	3
RDS/GROUNDS	.09	2
SECURITY	.36	3
ADMINISTRATIVE	.51	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Indianapolis, IN

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	3,034,805 SQ. FT.				2,913,328 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MIDRANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					13.67	12.37	9.2	15.20
RETAIL AREA	7	10.67	12.20	9.97	16.36				
OTHER AREA	1	2.96	2.96						
TOTAL RENT	15	13.71	12.36	9.06	15.27				
MISCELLANEOUS	11	.33	.03	.01	.52				
TOTAL INCOME	15	13.99	12.36	9.83	15.27				
EXPENSE									
CLEANING	14	.83	.92	.73	1.00	.86	.90	.7	1.05
REPAIR-MAINT	15	1.01	.80	.62	1.25	1.05	.94	.8	1.27
UTILITIES	15	1.45	1.38	1.17	1.67	1.49	1.40	1.2	1.68
RDS/GRNDS/SEC	14	.34	.30	.20	.55	.34	.30	.2	.55
ADMINISTRATIVE	15	.65	.67	.42	.89	.65	.67	.4	.84
TOTAL OPER EXP	15	4.28	4.40	3.44	5.36	4.43	4.56	3.5	5.34
FIXED EXPENSES	15	1.29	1.10	.84	1.56	1.29	1.10	.8	1.56
TOTAL OPER + FIX	15	5.56	5.50	4.79	6.52	5.72	5.57	4.8	6.62
LEASING EXP	9	.71	.37	.09	.83				
TOTAL PAYROLL	15	.85	.77	.40	1.49				
TOTAL CONTRACT	15	1.55	1.53	1.03	1.83				

OCCUPANCY INFO		BLDS
AVG SQFT/OFFICE TENANT	11750	15
AVG SQFT/RETAIL TENANT	2244	7
AVG SQFT/OFFICE WORKER	197	14
AVG % OFFICE OCCUPANCY	97.2	15
AVG % RETAIL OCCUPANCY	99.2	7
AVG $ RATE YR-END RENT	14.06	13
RENTABLE/GROSS SQFT	.88	15

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.92**	**15**
PAYROLL	.24	9
CONTRACT	.60	14
SUP/MAT/MISC	.07	15
TRASH REMOVAL	.05	14
REPR/MAINT TOTAL	**.80**	**15**
PAYROLL	.32	14
ELEVATOR	.16	15
HVAC	.16	15
ELECTRICAL	.07	9
STRUCT/ROOF	.00	6
PLUMBING	.02	10
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.12	14

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.38**	**15**
ELECTRICAL	1.16	15
GAS	.25	1
FUEL OIL		
PURCH STEAM	.33	7
PURCH CH WTR	.16	1
COAL		
WATER/SEWER	.07	14
RDS/GNDS/SEC TOTAL	**.30**	**14**
RDS/GNDS TOTAL	.03	10
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR	.02	9
RDS/GNDS OTHER	.02	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.27	13
SEC PAYROLL	.17	9
SEC CONTRACTS	.31	9
SEC OTHER	.01	4
ADMIN TOTAL	**.67**	**15**
PAYROLL	.19	11
MGMT FEES	.52	12
LEGAL FEES	.00	8
AUDIT FEES	.03	5
GEN OFC EXP	.00	1
OTHER ADM EXP	.03	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.10**	**15**
REAL ESTATE TAX	.96	15
BUILDING INS	.21	13
PERS PROP TAX	.00	1
OTHER TAX	.03	2
LEASING EXPENSES	**.37**	**9**
ADV/PROMOTION	.01	7
COMM/FEES	.23	6
TENANT ALTS	.28	7
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.77**	**15**
CLEANING	.24	9
REPAIR/MAINT	.32	14
RDS/GROUNDS	.09	3
SECURITY	.17	9
ADMINISTRATIVE	.19	11
TOTAL CONTRACTS	**1.53**	**15**
CLEANING	.60	14
REPAIR/MAINT	.23	14
RDS/GROUNDS	.02	10
SECURITY	.31	9
ADMINISTRATIVE	.52	13

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Indianapolis, IN

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	232,431 SQ. FT.				224,038 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					8.80	9.13		
RETAIL AREA	1	10.29	10.29						
OTHER AREA									
TOTAL RENT	3	8.85	9.13						
MISCELLANEOUS	2	.03	.03						
TOTAL INCOME	3	8.87	9.13						
EXPENSE									
CLEANING	3	.96	.97			.99	1.07		
REPAIR-MAINT	3	.68	.63			.68	.63		
UTILITIES	3	1.44	1.59			1.50	1.59		
RDS/GRNDS/SEC	2	.24	.24			.24	.24		
ADMINISTRATIVE	3	.66	.66			.66	.66		
TOTAL OPER EXP	3	3.91	3.95			4.03	4.29		
FIXED EXPENSES	3	1.20	.98			1.20	.98		
TOTAL OPER+FIX	3	5.11	4.85			5.23	5.19		
LEASING EXP	2	.70	.69						
TOTAL PAYROLL	3	.84	.78						
TOTAL CONTRACT	3	1.16	1.01						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6325	3
AVG SQFT/RETAIL TENANT	2574	1
AVG SQFT/OFFICE WORKER	205	3
AVG % OFFICE OCCUPANCY	96.0	3
AVG % RETAIL OCCUPANCY	92.0	1
AVG $ RATE YR-END RENT	11.92	3
RENTABLE/GROSS SQFT	.98	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.97	3
PAYROLL	.47	2
CONTRACT	.67	2
SUP/MAT/MISC	.14	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.63	3
PAYROLL	.21	2
ELEVATOR	.23	3
HVAC	.10	3
ELECTRICAL	.06	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.11	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.59	3
ELECTRICAL	1.16	3
GAS		
FUEL OIL		
PURCH STEAM	.36	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.24	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	2
SEC PAYROLL	.24	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.66	3
PAYROLL	.17	3
MGMT FEES	.52	2
LEGAL FEES	.20	1
AUDIT FEES	.04	1
GEN OFC EXP	.04	2
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.98	3
REAL ESTATE TAX	.79	3
BUILDING INS	.15	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.69	2
ADV/PROMOTION	.01	2
COMM/FEES	.15	2
TENANT ALTS	.53	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.78	3
CLEANING	.47	2
REPAIR/MAINT	.21	2
RDS/GROUNDS		
SECURITY	.24	2
ADMINISTRATIVE	.17	3
TOTAL CONTRACTS	1.01	3
CLEANING	.67	2
REPAIR/MAINT	.23	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.52	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	887,738 SQ. FT.				873,502 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					13.99	13.59	10.78	16.80
RETAIL AREA	1	12.83	12.83						
OTHER AREA	1	2.96	2.96						
TOTAL RENT	6	13.89	13.50	10.66	16.90				
MISCELLANEOUS	5	.07	.01	.00	.21				
TOTAL INCOME	6	13.94	13.55	10.83	16.90				
EXPENSE									
CLEANING	6	.99	.94	.82	1.33	1.01	.95	.83	1.38
REPAIR-MAINT	6	1.16	1.12	.41	1.64	1.20	1.14	.42	1.86
UTILITIES	6	1.26	1.25	.86	1.62	1.27	1.28	.86	1.63
RDS/GRNDS/SEC	6	.48	.52	.28	.70	.48	.52	.28	.70
ADMINISTRATIVE	6	.58	.65	.37	.78	.58	.65	.37	.78
TOTAL OPER EXP	6	4.51	4.92	3.24	5.33	4.57	4.94	3.29	5.46
FIXED EXPENSES	6	1.05	.98	.53	1.64	1.05	.96	.63	1.64
TOTAL OPER+FIX	6	5.55	5.95	4.27	6.52	5.61	5.96	4.31	6.67
LEASING EXP	3	.03	.00						
TOTAL PAYROLL	6	1.34	1.35	.43	2.22				
TOTAL CONTRACT	6	1.38	1.53	.98	1.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11280	6
AVG SQFT/RETAIL TENANT	1666	1
AVG SQFT/OFFICE WORKER	217	5
AVG % OFFICE OCCUPANCY	99.4	6
AVG % RETAIL OCCUPANCY	98.0	1
AVG $ RATE YR-END RENT	13.01	4
RENTABLE/GROSS SQFT	.85	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.94	6
PAYROLL	.28	5
CONTRACT	.52	6
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.06	6
REPR/MAINT TOTAL	1.12	6
PAYROLL	.48	6
ELEVATOR	.10	6
HVAC	.15	6
ELECTRICAL	.08	4
STRUCT/ROOF	.47	1
PLUMBING	.02	3
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.13	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.25	6
ELECTRICAL	1.09	6
GAS		
FUEL OIL		
PURCH STEAM	.28	2
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.52	6
RDS/GNDS TOTAL	.03	5
RDS/GNDS PAYRL	.07	1
RDS/GNDS CONTR	.00	4
RDS/GNDS OTHER	.02	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.50	6
SEC PAYROLL	.13	3
SEC CONTRACTS	.41	6
SEC OTHER	.02	3
ADMIN TOTAL	.65	6
PAYROLL	.38	4
MGMT FEES	.49	4
LEGAL FEES	.00	3
AUDIT FEES	.02	1
GEN OFC EXP	.02	4
OTHER ADM EXP	.02	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.98	6
REAL ESTATE TAX	.87	6
BUILDING INS	.22	4
PERS PROP TAX		
OTHER TAX	.06	1
LEASING EXPENSES	.00	3
ADV/PROMOTION	.00	2
COMM/FEES		
TENANT ALTS	.10	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.35	6
CLEANING	.28	5
REPAIR/MAINT	.48	6
RDS/GROUNDS	.08	2
SECURITY	.13	3
ADMINISTRATIVE	.38	4
TOTAL CONTRACTS	1.53	6
CLEANING	.52	6
REPAIR/MAINT	.13	5
RDS/GROUNDS	.00	4
SECURITY	.41	6
ADMINISTRATIVE	.43	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Indianapolis, IN

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	750,589 SQ. FT.				750,589 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					10.87	12.15	7.14	14.78
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	11.41	12.15	7.22	14.78				
MISCELLANEOUS	6	.08	.08	.03	.22				
TOTAL INCOME	9	11.47	12.15	7.32	14.83				
EXPENSE									
CLEANING	12	.67	.73	.55	.81	.67	.73	.55	.81
REPAIR-MAINT	12	.54	.47	.36	.88	.54	.47	.36	.88
UTILITIES	12	1.47	1.16	.95	2.15	1.47	1.16	.95	2.15
RDS/GRNDS/SEC	12	.26	.19	.14	.27	.26	.19	.14	.27
ADMINISTRATIVE	12	.33	.59	.43	.90	.83	.59	.43	.90
TOTAL OPER EXP	11	3.87	3.42	2.86	4.67	3.77	3.42	2.86	4.67
FIXED EXPENSES	12	.88	.86	.80	1.03	.88	.86	.80	1.03
TOTAL OPER + FIX	11	4.75	4.22	3.91	5.57	4.65	4.22	3.91	5.57
LEASING EXP	6	.33	.16	.06	.65				
TOTAL PAYROLL	10	.47	.19	.18	.27				
TOTAL CONTRACT	12	1.33	1.04	.81	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5275	12
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	75	7
AVG % OFFICE OCCUPANCY	90.0	12
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.55	9
RENTABLE/GROSS SQFT	.91	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.77	9
PAYROLL		
CONTRACT	.68	9
SUP/MAT/MISC	.07	8
TRASH REMOVAL	.04	9
REPR/MAINT TOTAL	.41	9
PAYROLL	.19	4
ELEVATOR	.04	9
HVAC	.10	9
ELECTRICAL	.04	6
STRUCT/ROOF	.02	6
PLUMBING	.01	6
FIRE/LIFE SFTY	.02	6
OTHER MAINT/SUP	.11	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.34	9
ELECTRICAL	1.28	9
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	9
RDS/GNDS/SEC TOTAL	.20	9
RDS/GNDS TOTAL	.17	9
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.12	8
RDS/GNDS OTHER	.06	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.02	9
SEC PAYROLL		
SEC CONTRACTS	.02	9
SEC OTHER	.03	1
ADMIN TOTAL	.74	9
PAYROLL	.82	4
MGMT FEES	.51	9
LEGAL FEES	.02	6
AUDIT FEES	.03	2
GEN OFC EXP	.02	6
OTHER ADM EXP	.12	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.97	9
REAL ESTATE TAX	.75	9
BUILDING INS.	.18	6
PERS PROP TAX	.00	1
OTHER TAX		
LEASING EXPENSES	.46	3
ADV/PROMOTION	.01	3
COMM/FEES	.23	2
TENANT ALTS	.81	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.19	7
CLEANING		
REPAIR/MAINT	.19	4
RDS/GROUNDS	.02	1
SECURITY		
ADMINISTRATIVE	.82	4
TOTAL CONTRACTS	1.53	9
CLEANING	.68	9
REPAIR/MAINT	.12	6
RDS/GROUNDS	.14	8
SECURITY	.02	9
ADMINISTRATIVE	.51	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	165,376 SQ. FT.				165,376 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					11.72	10.62	7.14	15.30
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.72	10.62	7.14	15.30				
MISCELLANEOUS	2	.11	.11						
TOTAL INCOME	4	11.77	10.69	7.24	15.30				
EXPENSE									
CLEANING	4	.69	.68	.56	.79	.69	.68	.56	.79
REPAIR-MAINT	4	.81	.88	.68	.95	.81	.88	.68	.95
UTILITIES	4	1.34	1.12	.71	1.87	1.34	1.12	.71	1.87
RDS/GRNDS/SEC	4	.23	.22	.18	.27	.23	.22	.18	.27
ADMINISTRATIVE	4	.60	.59	.48	.70	.60	.59	.48	.70
TOTAL OPER EXP	3	4.21	3.64			3.68	3.64		
FIXED EXPENSES	4	.83	.81	.80	.85	.83	.81	.80	.85
TOTAL OPER + FIX	3	5.05	4.53			4.51	4.53		
LEASING EXP	2	.14	.15						
TOTAL PAYROLL	4	.22	.21	.19	.27				
TOTAL CONTRACT	4	1.02	.92	.77	1.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4318	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	91.4	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	10.13	4
RENTABLE/GROSS SQFT	.95	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.79	2
PAYROLL		
CONTRACT	.69	2
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	.88	2
PAYROLL	.19	2
ELEVATOR	.05	2
HVAC	.16	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.48	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.87	2
ELECTRICAL	1.81	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.26	2
RDS/GNDS TOTAL	.23	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.22	1
RDS/GNDS OTHER	.12	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.02	2
SEC PAYROLL		
SEC CONTRACTS	.02	2
SEC OTHER		
ADMIN TOTAL	.70	2
PAYROLL		
MGMT FEES	.55	2
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.15	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.85	2
REAL ESTATE TAX	.71	2
BUILDING INS	.14	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.19	2
CLEANING		
REPAIR/MAINT	.19	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.11	2
CLEANING	.69	2
REPAIR/MAINT		
RDS/GROUNDS	.22	1
SECURITY	.02	2
ADMINISTRATIVE	.59	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Indianapolis, IN

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	323,699 SQ. FT.				323,699 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.36	13.31	11.22	14.78
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	13.36	13.31	11.22	14.78				
MISCELLANEOUS	3	.10	.06						
TOTAL INCOME	4	13.44	13.31	11.37	14.83				
EXPENSE									
CLEANING	4	.76	.76	.66	.83	.76	.76	.66	.83
REPAIR-MAINT	4	.35	.41	.28	.42	.35	.41	.28	.42
UTILITIES	4	1.37	1.24	1.12	1.54	1.37	1.24	1.12	1.54
RDS/GRNDS/SEC	4	.15	.16	.11	.19	.15	.16	.11	.19
ADMINISTRATIVE	4	.66	.67	.39	.90	.66	.67	.39	.90
TOTAL OPER EXP	4	3.29	3.03	2.86	3.59	3.29	3.03	2.86	3.58
FIXED EXPENSES	4	1.03	1.03	.99	1.06	1.03	1.03	.99	1.06
TOTAL OPER + FIX	4	4.32	4.09	3.91	4.60	4.32	4.09	3.91	4.60
LEASING EXP	3	.50	.46						
TOTAL PAYROLL	2	.18	.18						
TOTAL CONTRACT	4	1.54	1.31	1.04	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12049	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	62	4
AVG % OFFICE OCCUPANCY	96.8	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	14.13	4
RENTABLE/GROSS SQFT	.95	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	4
PAYROLL		
CONTRACT	.68	4
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	.41	4
PAYROLL	.13	2
ELEVATOR	.04	4
HVAC	.07	4
ELECTRICAL	.04	3
STRUCT/ROOF	.01	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.08	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.24	4
ELECTRICAL	1.19	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.16	4
RDS/GNDS TOTAL	.12	4
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.11	4
RDS/GNDS OTHER	.03	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.02	4
SEC PAYROLL		
SEC CONTRACTS	.02	4
SEC OTHER	.03	1
ADMIN TOTAL	.67	4
PAYROLL	.08	1
MGMT FEES	.50	4
LEGAL FEES	.03	3
AUDIT FEES	.03	2
GEN OFC EXP	.02	3
OTHER ADM EXP	.11	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.03	4
REAL ESTATE TAX	.85	4
BUILDING INS	.19	4
PERS PROP TAX	.00	1
OTHER TAX		
LEASING EXPENSES	.46	3
ADV/PROMOTION	.01	3
COMM/FEES	.23	2
TENANT ALTS	.81	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.18	2
CLEANING		
REPAIR/MAINT	.13	2
RDS/GROUNDS	.02	1
SECURITY		
ADMINISTRATIVE	.08	1
TOTAL CONTRACTS	1.31	4
CLEANING	.69	4
REPAIR/MAINT	.09	3
RDS/GROUNDS	.11	4
SECURITY	.02	4
ADMINISTRATIVE	.57	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Jacksonville, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,441,869 SQ. FT.				1,412,111 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.46	10.78		
RETAIL AREA	2	7.72	7.88						
OTHER AREA	2	1.45	6.67						
TOTAL RENT	3	12.29	10.52						
MISCELLANEOUS	2	.04	.04						
TOTAL INCOME	3	12.33	10.58						
EXPENSE									
CLEANING	3	.80	.68			.82	.70		
REPAIR-MAINT	3	1.31	1.36			1.33	1.39		
UTILITIES	3	1.48	1.51			1.50	1.52		
RDS/GRNDS/SEC	3	.90	.83			.90	.83		
ADMINISTRATIVE	3	1.29	1.30			1.29	1.30		
TOTAL OPER EXP	3	5.79	5.73			5.89	5.90		
FIXED EXPENSES	3	2.21	2.19			2.21	2.19		
TOTAL OPER + FIX	3	8.00	8.13			8.10	8.24		
LEASING EXP	3	.91	.96						
TOTAL PAYROLL	3	2.14	2.35						
TOTAL CONTRACT	3	1.35	1.16						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	50142	3
AVG SQFT/RETAIL TENANT	2207	2
AVG SQFT/OFFICE WORKER	277	3
AVG % OFFICE OCCUPANCY	78.1	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	20.67	3
RENTABLE/GROSS SQFT	.86	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.68	3
PAYROLL	.09	2
CONTRACT	.53	3
SUP/MAT/MISC	.27	2
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.36	3
PAYROLL	.76	3
ELEVATOR	.23	3
HVAC	.13	3
ELECTRICAL	.02	3
STRUCT/ROOF	.01	2
PLUMBING	.00	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.27	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.51	3
ELECTRICAL	1.32	3
GAS	.11	1
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	3
RDS/GNDS/SEC TOTAL	.83	3
RDS/GNDS TOTAL	.15	3
RDS/GNDS PAYRL	.19	2
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER	.03	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.68	3
SEC PAYROLL	.53	3
SEC CONTRACTS	.23	2
SEC OTHER	.01	2
ADMIN TOTAL	1.30	3
PAYROLL	.84	3
MGMT FEES	.77	1
LEGAL FEES	.05	1
AUDIT FEES		
GEN OFC EXP	.40	3
OTHER ADM EXP	.00	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.19	3
REAL ESTATE TAX	1.92	3
BUILDING INS	.06	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.96	3
ADV/PROMOTION	.01	3
COMM/FEES	.22	3
TENANT ALTS	.95	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.35	3
CLEANING	.09	2
REPAIR/MAINT	.76	3
RDS/GROUNDS	.19	2
SECURITY	.53	3
ADMINISTRATIVE	.84	3
TOTAL CONTRACTS	1.16	3
CLEANING	.53	3
REPAIR/MAINT	.36	2
RDS/GROUNDS	.02	3
SECURITY	.23	2
ADMINISTRATIVE	1.39	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Jacksonville, FL

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	303,544 SQ. FT.				303,544 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					6.93	8.90		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	6.93	8.90						
MISCELLANEOUS	2	.95	1.27						
TOTAL INCOME	3	7.52	9.93						
EXPENSE									
CLEANING	3	.53	.53			.53	.53		
REPAIR-MAINT	3	.72	.82			.72	.82		
UTILITIES	3	2.25	2.56			2.25	2.56		
RDS/GRNDS/SEC	3	.23	.23			.23	.23		
ADMINISTRATIVE	3	.91	1.10			.91	1.10		
TOTAL OPER EXP	3	4.64	5.39			4.64	5.39		
FIXED EXPENSES	3	1.58	1.62			1.58	1.62		
TOTAL OPER + FIX	3	6.23	7.01			6.23	7.01		
LEASING EXP	3	1.90	.68						
TOTAL PAYROLL	3	.34	.28						
TOTAL CONTRACT	3	.80	.81						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3702	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	232	3
AVG % OFFICE OCCUPANCY	70.7	3
AVG % RETAIL OCCUPANCY	0	0
AVG $ RATE YR-END RENT	12.58	3
RENTABLE/GROSS SQFT	.96	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.53	3
PAYROLL		
CONTRACT	.44	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.82	3
PAYROLL	.20	3
ELEVATOR	.08	3
HVAC	.12	3
ELECTRICAL	.03	3
STRUCT/ROOF	.02	2
PLUMBING	.03	3
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.22	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.56	3
ELECTRICAL	2.32	3
GAS	.03	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.24	3
RDS/GNDS/SEC TOTAL	.23	3
RDS/GNDS TOTAL	.19	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	2
RDS/GNDS OTHER	.07	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.06	3
SEC PAYROLL		
SEC CONTRACTS	.06	3
SEC OTHER		
ADMIN TOTAL	1.10	3
PAYROLL	.32	2
MGMT FEES	.28	3
LEGAL FEES	.30	2
AUDIT FEES		
GEN OFC EXP	.02	1
OTHER ADM EXP	.20	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.62	3
REAL ESTATE TAX	1.23	3
BUILDING INS	.53	3
PERS PROP TAX	.00	2
OTHER TAX		
LEASING EXPENSES	.68	3
ADV/PROMOTION	.00	1
COMM/FEES	.14	3
TENANT ALTS	.54	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.28	3
CLEANING		
REPAIR/MAINT	.20	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	2
TOTAL CONTRACTS	.81	3
CLEANING	.44	3
REPAIR/MAINT	.15	3
RDS/GROUNDS	.10	3
SECURITY	.06	3
ADMINISTRATIVE	.13	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Kansas City, MO/KS

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	5,669,011 SQ. FT.				5,352,022 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	24					10.54	10.40	7.48	12.76
RETAIL AREA	5	6.16	6.50	3.36	9.36				
OTHER AREA	1	6.73	6.73						
TOTAL RENT	24	10.11	9.58	7.13	12.51				
MISCELLANEOUS	18	.52	.05	.01	.42				
TOTAL INCOME	25	11.75	10.54	7.65	12.80				
EXPENSE									
CLEANING	26	.73	.63	.50	.95	.77	.63	.53	.99
REPAIR-MAINT	26	.98	.96	.77	1.28	1.03	1.03	.79	1.28
UTILITIES	26	2.06	2.12	1.46	2.34	2.14	2.25	1.48	2.37
RDS/GRNDS/SEC	25	.35	.24	.17	.43	.35	.24	.17	.43
ADMINISTRATIVE	26	.58	.51	.37	.61	.58	.51	.37	.51
TOTAL OPER EXP	26	4.65	4.56	3.63	5.34	4.87	4.88	3.72	5.35
FIXED EXPENSES	26	1.21	.79	.46	1.58	1.21	.79	.46	1.58
TOTAL OPER + FIX	26	5.86	5.60	4.56	6.58	6.08	5.74	4.56	6.91
LEASING EXP	25	.37	.17	.01	.60				
TOTAL PAYROLL	23	.77	.52	.26	.94				
TOTAL CONTRACT	25	1.51	1.50	1.20	2.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9228	25
AVG SQFT/RETAIL TENANT	4444	5
AVG SQFT/OFFICE WORKER	241	24
AVG % OFFICE OCCUPANCY	91.0	26
AVG % RETAIL OCCUPANCY	79.8	5
AVG $ RATE YR-END RENT	12.95	26
RENTABLE/GROSS SQFT	.93	23

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.62	26
PAYROLL	.62	13
CONTRACT	.56	25
SUP/MAT/MISC	.05	24
TRASH REMOVAL	.03	14
REPR/MAINT TOTAL	.96	26
PAYROLL	.41	23
ELEVATOR	.17	26
HVAC	.16	25
ELECTRICAL	.03	24
STRUCT/ROOF	.08	14
PLUMBING	.01	23
FIRE/LIFE SFTY	.02	13
OTHER MAINT/SUP	.13	24

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.12	26
ELECTRICAL	1.60	26
GAS	.15	10
FUEL OIL	1.24	7
PURCH STEAM	.38	5
PURCH CH WTR		
COAL		
WATER/SEWER	.05	20
RDS/GNDS/SEC TOTAL	.24	25
RDS/GNDS TOTAL	.02	20
RDS/GNDS PAYRL	.34	6
RDS/GNDS CONTR	.02	18
RDS/GNDS OTHER	.09	11

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	24
SEC PAYROLL	.22	11
SEC CONTRACTS	.18	19
SEC OTHER	.02	9
ADMIN TOTAL	.51	26
PAYROLL	.10	16
MGMT FEES	.38	25
LEGAL FEES	.02	7
AUDIT FEES	.01	16
GEN OFC EXP	.02	24
OTHER ADM EXP	.02	21

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.79	26
REAL ESTATE TAX	.65	25
BUILDING INS	.17	26
PERS PROP TAX	.02	7
OTHER TAX	.01	12
LEASING EXPENSES	.17	25
ADV/PROMOTION	.01	19
COMM/FEES	.07	14
TENANT ALTS	.27	11
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.52	23
CLEANING	.02	13
REPAIR/MAINT	.41	23
RDS/GROUNDS	.34	6
SECURITY	.22	11
ADMINISTRATIVE	.10	15
TOTAL CONTRACTS	1.50	25
CLEANING	.56	25
REPAIR/MAINT	.32	24
RDS/GROUNDS	.02	19
SECURITY	.18	19
ADMINISTRATIVE	.38	24

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Kansas City, MO/KS

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	250,397 SQ. FT.				239,749 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					7.89	8.40		
RETAIL AREA	2	7.96	7.25						
OTHER AREA									
TOTAL RENT	3	7.98	8.40						
MISCELLANEOUS	3	.31	.05						
TOTAL INCOME	3	8.29	9.14						
EXPENSE									
CLEANING	3	.73	.61			.76	.61		
REPAIR-MAINT	3	1.11	1.00			1.13	1.06		
UTILITIES	3	1.74	1.52			1.74	1.52		
RDS/GRNDS/SEC	3	.31	.30			.31	.30		
ADMINISTRATIVE	3	.46	.53			.46	.53		
TOTAL OPER EXP	3	4.34	3.68			4.42	3.68		
FIXED EXPENSES	3	.88	1.03			.88	1.03		
TOTAL OPER + FIX	3	5.22	4.71			5.30	4.71		
LEASING EXP	3	.09	.08						
TOTAL PAYROLL	3	.42	.46						
TOTAL CONTRACT	3	1.52	1.40						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5918	3
AVG SQFT/RETAIL TENANT	1016	1
AVG SQFT/OFFICE WORKER	357	3
AVG % OFFICE OCCUPANCY	81.5	3
AVG % RETAIL OCCUPANCY	76.4	1
AVG $ RATE YR-END RENT	10.50	3
RENTABLE/GROSS SQFT	.89	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.61	3
PAYROLL		
CONTRACT	.50	3
SUP/MAT/MISC	.08	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.00	3
PAYROLL	.46	3
ELEVATOR	.14	3
HVAC	.23	3
ELECTRICAL	.03	3
STRUCT/ROOF	.57	1
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.06	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.52	3
ELECTRICAL	1.25	3
GAS	.23	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.30	3
RDS/GNDS TOTAL	.20	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	1
RDS/GNDS OTHER	.16	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.13	3
SEC PAYROLL		
SEC CONTRACTS	.13	3
SEC OTHER	.01	2
ADMIN TOTAL	.53	3
PAYROLL		
MGMT FEES	.30	3
LEGAL FEES	.09	1
AUDIT FEES	.01	1
GEN OFC EXP	.02	3
OTHER ADM EXP	.13	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.03	3
REAL ESTATE TAX	.71	3
BUILDING INS	.30	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.08	3
ADV/PROMOTION	.00	2
COMM/FEES	.06	2
TENANT ALTS	.15	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.46	3
CLEANING		
REPAIR/MAINT	.46	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.40	3
CLEANING	.50	3
REPAIR/MAINT	.32	3
RDS/GROUNDS	.03	2
SECURITY	.13	3
ADMINISTRATIVE	.39	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,443,177 SQ. FT.				2,392,730 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					9.99	9.45	6.62	12.97
RETAIL AREA	1	6.50	6.50						
OTHER AREA									
TOTAL RENT	12	9.97	9.73	6.44	12.75				
MISCELLANEOUS	6	.05	.02	.01	.11				
TOTAL INCOME	12	9.99	9.75	6.44	12.80				
EXPENSE									
CLEANING	13	.74	.62	.39	1.02	.76	.62	.39	1.02
REPAIR-MAINT	13	1.14	1.03	.82	1.28	1.17	1.03	.82	1.28
UTILITIES	13	2.07	2.12	1.44	2.52	2.11	2.12	1.44	2.55
RDS/GRNDS/SEC	13	.30	.21	.13	.43	.30	.21	.13	.43
ADMINISTRATIVE	13	.53	.50	.37	.61	.53	.50	.37	.61
TOTAL OPER EXP	13	4.79	4.77	3.77	5.34	4.16	4.88	3.77	5.34
FIXED EXPENSES	13	.81	.68	.39	1.17	.81	.68	.39	1.17
TOTAL OPER + FIX	13	5.60	5.60	4.60	6.42	5.01	5.60	4.60	6.56
LEASING EXP	12	.53	.23	.01	.67				
TOTAL PAYROLL	11	1.46	.51	.25	.81				
TOTAL CONTRACT	13	1.58	1.71	1.30	2.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9281	13
AVG SQFT/RETAIL TENANT	970	1
AVG SQFT/OFFICE WORKER	256	12
AVG % OFFICE OCCUPANCY	89.2	13
AVG % RETAIL OCCUPANCY	30.0	1
AVG $ RATE YR-END RENT	12.20	13
RENTABLE/GROSS SQFT	.94	12

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.62	13
PAYROLL	.04	5
CONTRACT	.54	13
SUP/MAT/MISC	.04	12
TRASH REMOVAL	.03	10
REPR/MAINT TOTAL	1.03	13
PAYROLL	.40	11
ELEVATOR	.19	13
HVAC	.24	12
ELECTRICAL	.03	12
STRUCT/ROOF	.05	6
PLUMBING	.01	11
FIRE/LIFE SFTY	.03	10
OTHER MAINT/SUP	.13	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.12	13
ELECTRICAL	1.77	13
GAS	.05	5
FUEL OIL		
PURCH STEAM	.38	5
PURCH CH WTR		
COAL		
WATER/SEWER	.05	13
RDS/GNDS/SEC TOTAL	.21	13
RDS/GNDS TOTAL	.02	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	8
RDS/GNDS OTHER	.09	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	12
SEC PAYROLL	.17	3
SEC CONTRACTS	.19	9
SEC OTHER	.03	1
ADMIN TOTAL	.50	13
PAYROLL	.11	7
MGMT FEES	.38	12
LEGAL FEES	.02	5
AUDIT FEES	.02	7
GEN OFC EXP	.02	12
OTHER ADM EXP	.01	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.68	13
REAL ESTATE TAX	.58	12
BUILDING INS	.15	13
PERS PROP TAX	.04	1
OTHER TAX	.01	4
LEASING EXPENSES	.23	12
ADV/PROMOTION	.01	7
COMM/FEES	.14	9
TENANT ALTS	.35	6
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.51	11
CLEANING	.04	5
REPAIR/MAINT	.40	11
RDS/GROUNDS		
SECURITY	.17	3
ADMINISTRATIVE	.11	7
TOTAL CONTRACTS	1.71	13
CLEANING	.54	13
REPAIR/MAINT	.38	12
RDS/GROUNDS	.02	8
SECURITY	.19	9
ADMINISTRATIVE	.39	12

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Kansas City, MO/KS

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	38 BLDS	3,916,942 SQ. FT.				3,914,980 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	30					10.63	9.90	9.12	11.22
RETAIL AREA	1	11.44	11.44						
OTHER AREA									
TOTAL RENT	30	10.77	10.04	9.12	11.54				
MISCELLANEOUS	27	.33	.07	.03	1.14				
TOTAL INCOME	31	11.74	10.42	9.46	11.96				
EXPENSE									
CLEANING	38	.68	.73	.62	.81	.68	.73	.62	.81
REPAIR-MAINT	38	.79	.68	.57	.98	.79	.68	.57	.98
UTILITIES	38	1.77	1.75	1.55	2.21	1.77	1.75	1.55	2.21
RDS/GRNDS/SEC	37	.41	.35	.26	.52	.41	.35	.26	.52
ADMINISTRATIVE	38	.64	.45	.32	.58	.64	.45	.32	.58
TOTAL OPER EXP	38	4.17	4.00	3.74	4.63	4.17	4.00	3.74	4.63
FIXED EXPENSES	38	.77	.70	.63	.94	.77	.70	.63	.94
TOTAL OPER + FIX	38	4.95	4.82	4.57	5.61	4.95	4.82	4.57	5.61
LEASING EXP	29	1.59	.09	.04	1.74				
TOTAL PAYROLL	36	.62	.39	.23	.66				
TOTAL CONTRACT	31	1.55	1.47	1.40	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4994	36
AVG SQFT/RETAIL TENANT	1962	1
AVG SQFT/OFFICE WORKER	237	34
AVG % OFFICE OCCUPANCY	88.0	38
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	13.26	31
RENTABLE/GROSS SQFT	.92	33

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	37
PAYROLL	.02	19
CONTRACT	.59	29
SUP/MAT/MISC	.05	29
TRASH REMOVAL	.03	36
REPR/MAINT TOTAL	.67	37
PAYROLL	.21	34
ELEVATOR	.07	32
HVAC	.15	30
ELECTRICAL	.05	29
STRUCT/ROOF	.01	16
PLUMBING	.01	29
FIRE/LIFE SFTY	.01	24
OTHER MAINT/SUP	.15	37

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.74	37
ELECTRICAL	1.59	37
GAS	.10	30
FUEL OIL	.17	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	37
RDS/GNDS/SEC TOTAL	.35	36
RDS/GNDS TOTAL	.25	36
RDS/GNDS PAYRL	.01	19
RDS/GNDS CONTR	.19	25
RDS/GNDS OTHER	.06	30

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	32
SEC PAYROLL	.31	8
SEC CONTRACTS	.08	24
SEC OTHER		
ADMIN TOTAL	.45	37
PAYROLL	.17	20
MGMT FEES	.36	30
LEGAL FEES	.00	20
AUDIT FEES	.02	14
GEN OFC EXP	.01	29
OTHER ADM EXP	.02	26

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.70	37
REAL ESTATE TAX	.62	37
BUILDING INS	.12	36
PERS PROP TAX		
OTHER TAX	.00	1
LEASING EXPENSES	.13	28
ADV/PROMOTION	.09	16
COMM/FEES	.07	25
TENANT ALTS	1.19	15
BUY-OUTS	.11	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.39	35
CLEANING	.02	19
REPAIR/MAINT	.21	34
RDS/GROUNDS	.01	19
SECURITY	.31	8
ADMINISTRATIVE	.16	19
TOTAL CONTRACTS	1.45	32
CLEANING	.59	29
REPAIR/MAINT	.30	28
RDS/GROUNDS	.19	25
SECURITY	.08	24
ADMINISTRATIVE	.40	29

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	432,821 SQ. FT.				432,821 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					8.63	8.76	7.04	9.59
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	8.63	8.76	7.04	9.59				
MISCELLANEOUS	9	.57	.54	.02	1.19				
TOTAL INCOME	10	9.11	9.29	7.32	10.28				
EXPENSE									
CLEANING	15	.77	.78	.59	.87	.77	.78	.59	.87
REPAIR-MAINT	15	.73	.64	.53	.93	.73	.64	.53	.93
UTILITIES	15	1.96	1.74	1.58	2.25	1.96	1.74	1.58	2.25
RDS/GRNDS/SEC	15	.37	.34	.12	.55	.37	.34	.12	.55
ADMINISTRATIVE	15	.36	.33	.27	.44	.36	.33	.27	.44
TOTAL OPER EXP	15	4.19	3.95	3.59	4.55	4.19	3.95	3.59	4.55
FIXED EXPENSES	15	.81	.70	.59	1.09	.81	.70	.59	1.09
TOTAL OPER + FIX	15	5.01	4.72	4.60	5.61	5.01	4.72	4.60	5.61
LEASING EXP	10	.04	.04	.03	.06				
TOTAL PAYROLL	14	.91	.39	.19	1.88				
TOTAL CONTRACT	10	1.49	1.44	1.32	1.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2863	14
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	203	13
AVG % OFFICE OCCUPANCY	94.0	15
AVG % RETAIL OCCUPANCY	0	0
AVG $ RATE YR-END RENT	11.63	10
RENTABLE/GROSS SQFT	95	11

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	15
PAYROLL	.81	5
CONTRACT	.57	10
SUP/MAT/MISC	.05	11
TRASH REMOVAL	.04	15
REPR/MAINT TOTAL	.64	15
PAYROLL	.35	14
ELEVATOR	.07	10
HVAC	.14	10
ELECTRICAL	.05	10
STRUCT/ROOF	.02	7
PLUMBING	.01	10
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.21	15

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.74	15
ELECTRICAL	1.54	15
GAS	.17	13
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	15
RDS/GNDS/SEC TOTAL	.34	15
RDS/GNDS TOTAL	.24	15
RDS/GNDS PAYRL	.16	5
RDS/GNDS CONTR	.22	6
RDS/GNDS OTHER	.08	11

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	12
SEC PAYROLL	.31	6
SEC CONTRACTS	.06	6
SEC OTHER		
ADMIN TOTAL	.33	15
PAYROLL	.27	5
MGMT FEES	.38	10
LEGAL FEES	.01	4
AUDIT FEES	.02	3
GEN OFC EXP	.01	9
OTHER ADM EXP	.08	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.70	15
REAL ESTATE TAX	.66	15
BUILDING INS	.07	15
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.04	10
ADV/PROMOTION	.01	2
COMM/FEES	.04	10
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.39	14
CLEANING	.81	5
REPAIR/MAINT	.35	14
RDS/GROUNDS	.16	5
SECURITY	.31	6
ADMINISTRATIVE	.27	5
TOTAL CONTRACTS	1.42	12
CLEANING	.57	10
REPAIR/MAINT	.31	10
RDS/GROUNDS	.22	6
SECURITY	.06	6
ADMINISTRATIVE	.40	10

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Kansas City, MO/KS

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	1,039,962 SQ. FT.				1,039,962 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					10.67	10.94	9.90	11.23
RETAIL AREA									
OTHER AREA									
TOTAL RENT	12	11.04	11.13	10.11	11.92				
MISCELLANEOUS	10	.46	.06	.03	1.45				
TOTAL INCOME	12	11.43	11.54	10.69	12.02				
EXPENSE									
CLEANING	13	.72	.73	.71	.80	.72	.73	.71	.80
REPAIR-MAINT	13	.78	.66	.58	1.12	.78	.66	.58	1.12
UTILITIES	13	1.83	1.80	1.68	2.19	1.83	1.80	1.68	2.19
RDS/GRNDS/SEC	13	.38	.34	.32	.49	.38	.34	.32	.49
ADMINISTRATIVE	13	.60	.57	.46	.75	.60	.57	.46	.75
TOTAL OPER EXP	13	4.31	4.56	3.94	5.03	4.31	4.56	3.94	5.03
FIXED EXPENSES	13	.73	.68	.61	.81	.73	.68	.61	.81
TOTAL OPER + FIX	13	5.04	5.16	4.64	5.64	5.04	5.16	4.64	5.64
LEASING EXP	10	1.98	.58	.13	2.47				
TOTAL PAYROLL	13	.56	.40	.28	.66				
TOTAL CONTRACT	13	1.35	1.42	1.12	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5307	13
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	236	12
AVG % OFFICE OCCUPANCY	91.9	13
AVG % RETAIL OCCUPANCY	0	0
AVG $ RATE YR-END RENT	13.45	12
RENTABLE/GROSS SQFT	.91	13

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.73	12
PAYROLL	.02	8
CONTRACT	.59	11
SUP/MAT/MISC	.07	10
TRASH REMOVAL	.03	12
REPR/MAINT TOTAL	.66	12
PAYROLL	.21	11
ELEVATOR	.08	12
HVAC	.07	11
ELECTRICAL	.05	11
STRUCT/ROOF	.00	5
PLUMBING	.01	11
FIRE/LIFE SFTY	.01	10
OTHER MAINT/SUP	.14	12

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.84	12
ELECTRICAL	1.66	12
GAS	.09	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	12
RDS/GNDS/SEC TOTAL	.34	12
RDS/GNDS TOTAL	.25	12
RDS/GNDS PAYRL	.01	8
RDS/GNDS CONTR	.20	11
RDS/GNDS OTHER	.05	11

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.08	11
SEC PAYROLL	.31	1
SEC CONTRACTS	.08	10
SEC OTHER		
ADMIN TOTAL	.56	12
PAYROLL	.16	8
MGMT FEES	.34	11
LEGAL FEES	.00	9
AUDIT FEES	.02	6
GEN OFC EXP	.01	11
OTHER ADM EXP	.02	11

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.70	12
REAL ESTATE TAX	.57	12
BUILDING INS	.13	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.88	9
ADV/PROMOTION	.09	6
COMM/FEES	.12	7
TENANT ALTS	.94	8
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.40	12
CLEANING	.02	8
REPAIR/MAINT	.21	11
RDS/GROUNDS	.01	8
SECURITY	.31	1
ADMINISTRATIVE	.16	8
TOTAL CONTRACTS	1.42	12
CLEANING	.59	11
REPAIR/MAINT	.22	10
RDS/GROUNDS	.20	11
SECURITY	.08	10
ADMINISTRATIVE	.40	11

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,404,549 SQ. FT.				1,402,587 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					11.05	10.18	9.56	11.76
RETAIL AREA	1	11.44	11.44						
OTHER AREA									
TOTAL RENT	8	11.05	10.18	9.56	11.76				
MISCELLANEOUS	8	.18	.04	.02	.31				
TOTAL INCOME	8	11.24	10.22	9.81	11.85				
EXPENSE									
CLEANING	9	.72	.71	.56	.78	.72	.71	.56	.78
REPAIR-MAINT	9	.76	.72	.62	.80	.76	.72	.62	.80
UTILITIES	9	1.74	1.51	1.33	1.98	1.74	1.51	1.33	1.98
RDS/GRNDS/SEC	9	.44	.38	.28	.53	.44	.38	.28	.53
ADMINISTRATIVE	9	.48	.45	.39	.60	.48	.45	.39	.60
TOTAL OPER EXP	9	4.14	3.77	3.64	4.39	4.14	3.77	3.64	4.39
FIXED EXPENSES	9	.83	.70	.65	.90	.83	.70	.65	.90
TOTAL OPER + FIX	9	4.96	4.82	4.32	5.50	4.97	4.82	4.32	5.50
LEASING EXP	8	3.07	1.72	.13	3.00				
TOTAL PAYROLL	9	.59	.39	.17	.40				
TOTAL CONTRACT	8	1.74	1.62	1.55	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6040	9
AVG SQFT/RETAIL TENANT	1962	1
AVG SQFT/OFFICE WORKER	249	9
AVG % OFFICE OCCUPANCY	89.1	9
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	14.63	8
RENTABLE/GROSS SQFT	.91	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	9
PAYROLL	.02	6
CONTRACT	.61	8
SUP/MAT/MISC	.04	8
TRASH REMOVAL	.03	8
REPR/MAINT TOTAL	.72	9
PAYROLL	.21	9
ELEVATOR	.07	9
HVAC	.23	6
ELECTRICAL	.05	6
STRUCT/ROOF	.01	4
PLUMBING	.01	8
FIRE/LIFE SFTY	.01	8
OTHER MAINT/SUP	.13	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.51	9
ELECTRICAL	1.39	9
GAS	.07	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	9
RDS/GNDS/SEC TOTAL	.38	9
RDS/GNDS TOTAL	.15	9
RDS/GNDS PAYRL	.01	6
RDS/GNDS CONTR	.16	8
RDS/GNDS OTHER	.06	8

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	9
SEC-PAYROLL	.31	1
SEC CONTRACTS	.09	8
SEC OTHER		
ADMIN TOTAL	.45	9
PAYROLL	.16	6
MGMT FEES	.33	8
LEGAL FEES	.00	6
AUDIT FEES	.02	4
GEN OFC EXP	.01	6
OTHER ADM EXP	.04	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.70	9
REAL ESTATE TAX	.58	9
BUILDING INS	.13	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.72	8
ADV/PROMOTION	.09	7
COMM/FEES	.11	8
TENANT ALTS	2.24	6
BUY-OUTS	.11	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.39	9
CLEANING	.02	6
REPAIR/MAINT	.21	9
RDS/GROUNDS	.01	6
SECURITY	.31	1
ADMINISTRATIVE	.16	6
TOTAL CONTRACTS	1.62	8
CLEANING	.61	8
REPAIR/MAINT	.40	8
RDS/GROUNDS	.16	8
SECURITY	.09	8
ADMINISTRATIVE	.34	8

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

Knoxville, TN

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	325,149 SQ. FT.				325,149 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					9.43	9.24		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	9.74	9.42						
MISCELLANEOUS	6	.10	.10						
TOTAL INCOME	6	9.84	9.51						
EXPENSE									
CLEANING	6	.62	.58			.62	.58		
REPAIR-MAINT	6	.58	.62			.58	.62		
UTILITIES	6	1.73	1.79			1.73	1.79		
RDS/GRNDS/SEC	6	.16	.26			.16	.26		
ADMINISTRATIVE	6	.48	.47			.48	.47		
TOTAL OPER EXP	6	3.56	3.72			3.56	3.72		
FIXED EXPENSES	6	1.20	1.03			1.20	1.03		
TOTAL OPER + FIX	6	4.76	4.75			4.76	4.75		
LEASING EXP	6	.27	.58						
TOTAL PAYROLL	5	.33	.33						
TOTAL CONTRACT	6	1.20	1.31						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3900	6
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	249	5
AVG % OFFICE OCCUPANCY	90.0	6
AVG % RETAIL OCCUPANCY	0	0
AVG $ RATE YR-END RENT	11.75	6
RENTABLE/GROSS SQFT	1.00	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.58	6
PAYROLL		
CONTRACT	.54	6
SUP/MAT/MISC		
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	.62	6
PAYROLL	.33	5
ELEVATOR	.11	6
HVAC	.06	1
ELECTRICAL		
STRUCT/ROOF	.19	1
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.87	1
ELECTRICAL	1.72	1
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	1
RDS/GNDS/SEC TOTAL	.26	6
RDS/GNDS TOTAL	.11	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	6
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.15	6
SEC PAYROLL		
SEC CONTRACTS	.15	6
SEC OTHER		
ADMIN TOTAL	.47	6
PAYROLL		
MGMT FEES	.40	6
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.07	6
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.03	6
REAL ESTATE TAX	.90	6
BUILDING INS	.13	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.58	6
ADV/PROMOTION	.03	6
COMM/FEES	.31	6
TENANT ALTS	.25	6
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.33	5
CLEANING		
REPAIR/MAINT	.33	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.31	6
CLEANING	.54	6
REPAIR/MAINT	.11	6
RDS/GROUNDS	.11	6
SECURITY	.15	6
ADMINISTRATIVE	.40	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Las Vegas, NV

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	288,632 SQ. FT.				277,090 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					11.64	8.88	5.63	12.45
RETAIL AREA	1	16.87	16.87						
OTHER AREA									
TOTAL ~~RENT~~	~~7~~	~~11.85~~	9.00	5.60	12.57				
MISCELLANEOUS	6	3.72	.46						
TOTAL INCOME	7	15.30	~~9.65~~	5.92	14.53				
EXPENSE									
CLEANING	7	.71	.56	.27	.71	.71	.56	.27	.71
REPAIR-MAINT	7	1.05	.89	.62	1.01	1.05	.89	.62	1.01
UTILITIES	7	1.36	.72	.46	1.21	1.36	.72	.46	1.21
RDS/GRNDS/SEC	7	.83	.21	.11	.57	.83	.21	.11	.57
ADMINISTRATIVE	7	.73	.75	.52	.85	.73	.75	.52	.85
TOTAL OPER EXP	7	4.68	2.88	2.45	3.88	4.75	2.88	2.47	3.92
FIXED EXPENSES	7	1.14	.96	.86	1.21	1.14	.96	.86	1.21
TOTAL OPER + FIX	7	5.83	3.58	3.11	5.08	5.89	3.58	[illegible]	[illegible]
LEASING EXP	7	1.61	.46	.39	1.12				
TOTAL PAYROLL	1	.92	.92						
TOTAL CONTRACT	7	1.91	1.85	1.48	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6881	6
AVG SQFT/RETAIL TENANT	1789	1
AVG SQFT/OFFICE WORKER	329	7
AVG % OFFICE OCCUPANCY	92.1	7
AVG % RETAIL OCCUPANCY	93.0	1
AVG $ RATE YR-END RENT	11.61	7
RENTABLE/GROSS SQFT	.93	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.56	7
PAYROLL	.06	1
CONTRACT	.56	3
SUP/MAT/MISC	.03	2
TRASH REMOVAL	.09	7
REPR/MAINT TOTAL	.89	7
PAYROLL	.51	1
ELEVATOR	.14	2
HVAC	.20	7
ELECTRICAL	.11	7
STRUCT/ROOF	.10	7
PLUMBING	.06	7
FIRE/LIFE SFTY	.02	1
OTHER MAINT/SUP	.11	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.72	7
ELECTRICAL	.75	3
GAS	.03	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.16	7
RDS/GNDS/SEC TOTAL	.21	7
RDS/GNDS TOTAL	.15	7
RDS/GNDS PAYRL	.35	1
RDS/GNDS CONTR	.07	7
RDS/GNDS OTHER	.12	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.27	2
SEC PAYROLL		
SEC CONTRACTS	.23	2
SEC OTHER	.09	1
ADMIN TOTAL	.75	7
PAYROLL		
MGMT FEES	.53	7
LEGAL FEES	.03	6
AUDIT FEES	.09	7
GEN OFC EXP	.08	[illegible]
OTHER ADM EXP	.06	[illegible]

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.96	7
REAL ESTATE TAX	.66	7
BUILDING INS	.24	7
PERS PROP TAX	.01	1
OTHER TAX		
LEASING EXPENSES	.46	7
ADV/PROMOTION	.10	[illegible]
COMM/FEES	.12	6
TENANT ALTS	.26	7
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.92	1
CLEANING	.06	1
REPAIR/MAINT	.51	1
RDS/GROUNDS	.35	1
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.85	7
CLEANING	.56	3
REPAIR/MAINT	.62	7
RDS/GROUNDS	.07	7
SECURITY	.23	2
ADMINISTRATIVE	.62	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Las Vegas, NV

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	280,487 SQ. FT.				280,487 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					13.48	7.69		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.49	7.91						
MISCELLANEOUS	1	.01	.01						
TOTAL INCOME	3	13.49	7.91						
EXPENSE									
CLEANING	3	.40	.37			.40	.37		
REPAIR-MAINT	3	.49	.49			.49	.49		
UTILITIES	3	1.23	.77			1.23	.77		
RDS/GRNDS/SEC	3	.51	.37			.51	.37		
ADMINISTRATIVE	3	.91	.50			.91	.50		
TOTAL OPER EXP	3	3.53	2.23			3.53	2.23		
FIXED EXPENSES	3	1.27	.92			1.27	.92		
TOTAL OPER + FIX	3	4.80	2.96			4.80	2.96		
LEASING EXP	3	.12	.33						
TOTAL PAYROLL	2	.87	.92						
TOTAL CONTRACT	3	1.47	1.49						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13164	2
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	264	3
AVG % OFFICE OCCUPANCY	63.5	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	17.47	2
RENTABLE/GROSS SQFT	-.92	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.37	3
PAYROLL		
CONTRACT	.28	2
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.08	3
REPR/MAINT TOTAL	.49	3
PAYROLL	.29	1
ELEVATOR		
HVAC	.06	2
ELECTRICAL	.01	2
STRUCT/ROOF	.40	2
PLUMBING	.00	1
FIRE/LIFE SFTY	.05	1
OTHER MAINT/SUP	.07	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.77	3
ELECTRICAL	.57	3
GAS	.05	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.19	3
RDS/GNDS/SEC TOTAL	.37	3
RDS/GNDS TOTAL	.21	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	3
RDS/GNDS OTHER	.10	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.38	1
SEC PAYROLL	.30	1
SEC CONTRACTS	.07	1
SEC OTHER		
ADMIN TOTAL	.50	3
PAYROLL	.27	1
MGMT FEES	.45	3
LEGAL FEES	.01	1
AUDIT FEES	.05	1
GEN OFC EXP	.09	2
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.92	3
REAL ESTATE TAX	.64	3
BUILDING INS	.29	3
PERS PROP TAX		
OTHER TAX	.02	1
LEASING EXPENSES	.33	3
ADV/PROMOTION	.05	3
COMM/FEES	.18	2
TENANT ALTS	.11	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.87	1
CLEANING		
REPAIR/MAINT	.29	1
RDS/GROUNDS		
SECURITY	.30	1
ADMINISTRATIVE	.27	1
TOTAL CONTRACTS	1.49	3
CLEANING	.28	2
REPAIR/MAINT	.54	3
RDS/GROUNDS	.21	3
SECURITY	.07	1
ADMINISTRATIVE	.49	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Little Rock, AR

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,494,149 SQ. FT.				1,415,686 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					9.49	9.07	7.73	10.88
RETAIL AREA	5	6.29	5.59	5.35	7.47				
OTHER AREA									
TOTAL RENT	10	9.31	8.84	7.56	10.88				
MISCELLANEOUS	7	.37	.04	.00	.83				
TOTAL INCOME	10	9.54	8.84	7.53	11.35				
EXPENSE									
CLEANING	10	.63	.59	.50	.87	.65	.61	.57	.89
REPAIR-MAINT	10	.85	.70	.47	1.84	.86	.70	.47	1.98
UTILITIES	10	1.94	1.39	1.27	2.30	1.96	1.39	1.29	2.30
RDS/GRNDS/SEC	10	.24	.20	.09	.37	.24	.20	.09	.41
ADMINISTRATIVE	10	.40	.37	.36	.49	.40	.37	.36	.48
TOTAL OPER EXP	10	4.06	3.52	2.90	5.26	4.14	3.52	2.92	5.71
FIXED EXPENSES	10	.76	.60	.40	.96	.76	.60	.40	.96
TOTAL OPER + FIX	10	4.81	4.50	3.44	5.97	4.89	4.64	3.46	6.20
LEASING EXP	8	.02	.02	.01	.03				
TOTAL PAYROLL	9	.38	.31	.14	.66				
TOTAL CONTRACT	10	1.25	1.38	1.04	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6203	8
AVG SQFT/RETAIL TENANT	2150	6
AVG SQFT/OFFICE WORKER	234	10
AVG % OFFICE OCCUPANCY	92.9	10
AVG % RETAIL OCCUPANCY	98.6	6
AVG $ RATE YR-END RENT	11.05	9
RENTABLE/GROSS SQFT	.89	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.59	10
PAYROLL		
CONTRACT	.59	10
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	.67	9
PAYROLL	.28	8
ELEVATOR	.14	9
HVAC	.14	9
ELECTRICAL	.04	8
STRUCT/ROOF	.00	1
PLUMBING	.02	2
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.04	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.39	10
ELECTRICAL	1.26	10
GAS	.06	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC TOTAL	.20	10
RDS/GNDS TOTAL	.02	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	6
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.20	7
SEC PAYROLL	.39	1
SEC CONTRACTS	.18	3
SEC OTHER		
ADMIN TOTAL	.37	10
PAYROLL	.21	2
MGMT FEES	.34	8
LEGAL FEES	.01	4
AUDIT FEES	.03	5
GEN OFC EXP	.01	8
OTHER ADM EXP	.06	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.60	10
REAL ESTATE TAX	.38	10
BUILDING INS	.15	10
PERS PROP TAX	.00	7
OTHER TAX		
LEASING EXPENSES	.02	8
ADV/PROMOTION	.01	7
COMM/FEES	.11	1
TENANT ALTS	.01	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.31	9
CLEANING		
REPAIR/MAINT	.31	9
RDS/GROUNDS		
SECURITY	.39	1
ADMINISTRATIVE	.21	2
TOTAL CONTRACTS	1.38	10
CLEANING	.59	10
REPAIR/MAINT	.23	8
RDS/GROUNDS	.04	7
SECURITY	.18	6
ADMINISTRATIVE	.36	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Little Rock, AR

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	806,113 SQ. FT.				779,467 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.70	9.10	7.91	10.86
RETAIL AREA	1	5.80	5.80						
OTHER AREA									
TOTAL RENT	4	9.55	8.97	7.71	10.86				
MISCELLANEOUS	4	.41	.35	.01	.83				
TOTAL INCOME	4	9.97	9.80	8.06	11.35				
EXPENSE									
CLEANING	4	.66	.71	.47	.87	.67	.72	.47	.89
REPAIR-MAINT	4	.84	.65	.47	1.23	.84	.65	.47	1.23
UTILITIES	4	1.72	1.39	1.31	2.13	1.72	1.39	1.31	2.13
RDS/GRNDS/SEC	4	.28	.26	.20	.36	.28	.26	.20	.36
ADMINISTRATIVE	4	.33	.36	.30	.36	.33	.36	.30	.36
TOTAL OPER EXP	4	3.83	3.13	2.90	4.80	3.85	3.18	2.92	4.84
FIXED EXPENSES	4	.75	.54	.40	1.07	.75	.54	.40	1.07
TOTAL OPER + FIX	4	4.58	3.60	3.44	5.73	4.61	3.64	3.46	5.77
LEASING EXP	3	.01	.01						
TOTAL PAYROLL	4	.54	.45	.23	.89				
TOTAL CONTRACT	4	1.25	1.42	1.03	1.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5466	3
AVG SQFT/RETAIL TENANT	1665	2
AVG SQFT/OFFICE WORKER	277	4
AVG % OFFICE OCCUPANCY	90.1	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.18	4
RENTABLE/GROSS SQFT	97	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	4
PAYROLL		
CONTRACT	.70	4
SUP/MAT/MISC		
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.57	3
PAYROLL	.33	3
ELEVATOR	.11	3
HVAC	.11	3
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING	.04	1
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.01	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.39	4
ELECTRICAL	1.29	4
GAS	.15	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.26	4
RDS/GNDS TOTAL	.10	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.18	4
SEC PAYROLL	.39	1
SEC CONTRACTS	.17	3
SEC OTHER		
ADMIN TOTAL	.36	4
PAYROLL	.21	2
MGMT FEES	.32	2
LEGAL FEES	.00	2
AUDIT FEES	.02	2
GEN OFC EXP	.01	3
OTHER ADM EXP	.03	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.54	4
REAL ESTATE TAX	.42	4
BUILDING INS	.14	4
PERS PROP TAX	.19	2
OTHER TAX		
LEASING EXPENSES	.01	3
ADV/PROMOTION	.02	2
COMM/FEES		
TENANT ALTS	.00	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.45	4
CLEANING		
REPAIR/MAINT	.39	4
RDS/GROUNDS		
SECURITY	.39	1
ADMINISTRATIVE	.21	2
TOTAL CONTRACTS	1.42	4
CLEANING	.70	4
REPAIR/MAINT	.23	3
RDS/GROUNDS	.10	2
SECURITY	.17	3
ADMINISTRATIVE	.35	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	710,414 SQ. FT.				710,414 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					8.09	7.87	7.59	9.43
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	8.09	7.87	7.59	9.43				
MISCELLANEOUS	5	.23	.17	.07	.34				
TOTAL INCOME	8	8.22	7.98	7.59	9.87				
EXPENSE									
CLEANING	8	.56	.60	.51	.63	.56	.60	.51	.63
REPAIR-MAINT	8	.68	.57	.47	1.00	.68	.57	.47	1.00
UTILITIES	8	1.71	1.80	1.50	1.88	1.71	1.80	1.50	1.88
RDS/GRNDS/SEC	8	.27	.23	.14	.39	.27	.23	.14	.39
ADMINISTRATIVE	8	.54	.50	.35	.60	.54	.50	.35	.60
TOTAL OPER EXP	8	3.75	3.94	3.22	4.28	3.75	3.94	3.22	4.28
FIXED EXPENSES	8	.67	.63	.55	.83	.67	.63	.55	.83
TOTAL OPER + FIX	8	4.43	4.49	3.78	4.83	4.43	4.48	3.78	4.83
LEASING EXP	8	.68	.40	.30	.60				
TOTAL PAYROLL	5	.50	.31	.28	.77				
TOTAL CONTRACT	8	1.26	1.28	.78	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2122	8
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	237	8
AVG % OFFICE OCCUPANCY	75.0	8
AVG % RETAIL OCCUPANCY	0	0
AVG $ RATE YR-END RENT	11.21	8
RENTABLE/GROSS SQFT	92	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	8
PAYROLL		
CONTRACT	.58	8
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.02	8
REPR/MAINT TOTAL	.57	8
PAYROLL	.31	5
ELEVATOR	.10	6
HVAC	.11	8
ELECTRICAL	.06	5
STRUCT/ROOF	.07	4
PLUMBING	.01	5
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.08	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.80	8
ELECTRICAL	1.62	8
GAS	.11	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.23	8
RDS/GNDS TOTAL	.09	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	6
RDS/GNDS OTHER	.03	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	6
SEC PAYROLL		
SEC CONTRACTS	.22	6
SEC OTHER		
ADMIN TOTAL	.50	8
PAYROLL	.42	2
MGMT FEES	.34	8
LEGAL FEES	.02	7
AUDIT FEES	.03	1
GEN OFC EXP	.07	3
OTHER ADM EXP	.05	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.63	8
REAL ESTATE TAX	.52	8
BUILDING INS	.10	8
PERS PROP TAX	.00	1
OTHER TAX	.00	3
LEASING EXPENSES	.40	8
ADV/PROMOTION	.03	8
COMM/FEES	.51	3
TENANT ALTS	.36	6
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.31	5
CLEANING		
REPAIR/MAINT	.31	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.42	2
TOTAL CONTRACTS	1.28	8
CLEANING	.58	8
REPAIR/MAINT	.27	6
RDS/GROUNDS	.07	6
SECURITY	.22	6
ADMINISTRATIVE	.35	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Little Rock, AR

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	273,745 SQ. FT.				273,745 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					8.38	7.67		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.36	7.67						
MISCELLANEOUS	1	.24	.24						
TOTAL INCOME	3	8.47	7.67						
EXPENSE									
CLEANING	3	.55	.55			.55	.55		
REPAIR-MAINT	3	.65	.57			.65	.57		
UTILITIES	3	1.78	1.86			1.78	1.86		
RDS/GRNDS/SEC	3	.33	.34			.33	.34		
ADMINISTRATIVE	3	.47	.45			.47	.45		
TOTAL OPER EXP	3	3.79	3.94			4.14	3.94		
FIXED EXPENSES	3	.74	.79			.74	.79		
TOTAL OPER + FIX	3	4.52	4.73			5.04	4.73		
LEASING EXP	3	1.12	.49						
TOTAL PAYROLL	3	.35	.31						
TOTAL CONTRACT	3	1.40	1.28						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2485	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	232	3
AVG % OFFICE OCCUPANCY	69.9	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.17	3
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.55	3
PAYROLL		
CONTRACT	.49	3
SUP/MAT/MISC	.04	1
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.57	3
PAYROLL	.31	3
ELEVATOR	.09	3
HVAC	.11	3
ELECTRICAL	.07	1
STRUCT/ROOF		
PLUMBING	.02	1
FIRE/LIFE SFTY	.05	1
OTHER MAINT/SUP	.15	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.86	3
ELECTRICAL	1.69	3
GAS	.10	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.34	3
RDS/GNDS TOTAL	.10	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	2
RDS/GNDS OTHER	.02	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	3
SEC PAYROLL		
SEC CONTRACTS	.24	3
SEC OTHER		
AD*IN TOTAL	.45	3
PAYROLL	.17	1
MGMT FEES	.34	3
LEGAL FEES	.01	3
AUDIT FEES		
GEN OFC EXP	.05	2
OTHER ADM EXP	.05	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.79	3
REAL ESTATE TAX	.69	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX	.00	1
LEASING EXPENSES	.49	3
ADV/PROMOTION	.03	3
COMM/FEES	.48	2
TENANT ALTS	1.00	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.31	3
CLEANING		
REPAIR/MAINT	.31	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	1
TOTAL CONTRACTS	1.28	3
CLEANING	.49	3
REPAIR/MAINT	.06	2
RDS/GROUNDS	.09	2
SECURITY	.24	3
ADMINISTRATIVE	.35	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	388,923 SQ. FT.				388,923 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					7.80	7.87		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.80	7.87						
MISCELLANEOUS	2	.27	.28						
TOTAL INCOME	3	7.98	7.98						
EXPENSE									
CLEANING	3	.55	.60			.55	.60		
REPAIR-MAINT	3	.72	.62			.72	.62		
UTILITIES	3	1.68	1.80			1.68	1.80		
RDS/GRNDS/SEC	3	.25	.23			.25	.23		
ADMINISTRATIVE	3	.59	.53			.59	.53		
TOTAL OPER EXP	3	3.80	4.09			3.82	4.09		
FIXED EXPENSES	3	.64	.63			.64	.63		
TOTAL OPER + FIX	3	4.44	4.49			4.47	4.49		
LEASING EXP	3	.42	.37						
TOTAL PAYROLL	2	.67	.69						
TOTAL CONTRACT	3	1.32	1.11						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2060	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	230	3
AVG % OFFICE OCCUPANCY	76.8	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.67	3
RENTABLE/GROSS SQFT	.85	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	3
PAYROLL		
CONTRACT	.58	3
SUP/MAT/MISC	.05	1
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.62	3
PAYROLL	.36	2
ELEVATOR	.11	3
HVAC	.09	3
ELECTRICAL	.06	2
STRUCT/ROOF	.16	2
PLUMBING	.01	2
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.06	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.80	3
ELECTRICAL	1.62	3
GAS	.14	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	.23	3
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.04	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.17	3
SEC PAYROLL		
SEC CONTRACTS	.17	3
SEC OTHER		
ADMIN TOTAL	.53	3
PAYROLL	.66	1
MGMT FEES	.25	3
LEGAL FEES	.03	2
AUDIT FEES	.03	1
GEN OFC EXP	.20	1
OTHER ADM EXP	.06	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.63	3
REAL ESTATE TAX	.52	3
BUILDING INS	.10	3
PERS PROP TAX	.00	1
OTHER TAX		
LEASING EXPENSES	.37	3
ADV/PROMOTION	.09	3
COMM/FEES	.51	1
TENANT ALTS	.27	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.69	2
CLEANING		
REPAIR/MAINT	.36	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.66	1
TOTAL CONTRACTS	1.11	3
CLEANING	.58	3
REPAIR/MAINT	.44	2
RDS/GROUNDS	.02	2
SECURITY	.17	3
ADMINISTRATIVE	.25	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Long Beach, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	3,764,100 SQ. FT.				3,764,100 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME	18	6.68	6.64						
EXPENSE									
CLEANING									
REPAIR-MAINT									
UTILITIES									
RDS/GRNDS/SEC									
ADMINISTRATIVE	18	.57	.59			.57	.59		
TOTAL OPER EXP									
FIXED EXPENSES	15	1.12	1.12			1.12	1.12		
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	0	0
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	95.5	18
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.00	0

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.00	18
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.00	18
PAYROLL		
ELEVATOR	.00	18
HVAC	.00	18
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.00	18

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.00	18
ELECTRICAL	.00	18
GAS		
FUEL OIL	.00	18
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.00	18
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.32	18
PAYROLL	.09	18
MGMT FEES	.12	18
LEGAL FEES	.03	18
AUDIT FEES	.00	18
GEN OFC EXP	.07	18
OTHER ADM EXP	.00	18

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.56	18
REAL ESTATE TAX	.45	18
BUILDING INS	.11	18
PERS PROP TAX		
OTHER TAX	.00	18
LEASING EXPENSES	.00	18
ADV/PROMOTION	.04	18
COMM/FEES		
TENANT ALTS	.00	18
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Los Angeles, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	6,794,533 SQ. FT.				6,577,408 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	17					19.69	17.12	14.19	23.69
RETAIL AREA	11	24.94	21.46	11.20	39.31				
OTHER AREA	7	2.78	2.78						
TOTAL RENT	17	20.74	19.08	16.40	23.26				
MISCELLANEOUS	13	.44	.19	.07	.49				
TOTAL INCOME	17	21.13	19.37	16.40	23.33				
EXPENSE									
CLEANING	24	.92	.80	.73	.95	.94	.82	.74	.99
REPAIR-MAINT	24	1.60	1.34	1.03	1.80	1.65	1.39	1.12	1.87
UTILITIES	24	1.72	1.66	1.39	2.07	1.74	1.70	1.45	2.10
RDS/GRNDS/SEC	24	.50	.45	.32	.82	.50	.45	.32	.82
ADMINISTRATIVE	24	.84	.91	.71	1.23	.84	.91	.71	1.23
TOTAL OPER EXP	24	5.58	5.27	4.89	6.26	5.72	5.33	4.93	6.81
FIXED EXPENSES	23	2.61	2.37	1.58	2.96	2.61	2.37	1.58	2.96
TOTAL OPER + FIX	24	8.09	7.74	6.91	8.95	8.28	7.75	6.91	9.48
LEASING EXP	16	2.37	.81	.21	2.77				
TOTAL PAYROLL	22	1.32	.92	.65	1.23				
TOTAL CONTRACT	23	2.18	1.87	1.56	2.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9661	23
AVG SQFT/RETAIL TENANT	5372	13
AVG SQFT/OFFICE WORKER	225	21
AVG % OFFICE OCCUPANCY	91.2	24
AVG % RETAIL OCCUPANCY	95.7	13
AVG $ RATE YR-END RENT	22.57	17
RENTABLE/GROSS SQFT	.95	19

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.79	22
PAYROLL	.46	6
CONTRACT	.69	21
SUP/MAT/MISC	.08	19
TRASH REMOVAL	.03	22
REPR/MAINT TOTAL	1.34	22
PAYROLL	.54	19
ELEVATOR	.25	22
HVAC	.18	22
ELECTRICAL	.06	17
STRUCT/ROOF	.01	5
PLUMBING	.04	16
FIRE/LIFE SFTY	.05	15
OTHER MAINT/SUP	.26	21

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.58	21
ELECTRICAL	1.39	21
GAS	.05	16
FUEL OIL	.01	3
PURCH STEAM	.41	2
PURCH CH WTR	.35	2
COAL		
WATER/SEWER	.05	20
RDS/GNDS/SEC TOTAL	.46	22
RDS/GNDS TOTAL	.04	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	18
RDS/GNDS OTHER	.01	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.48	20
SEC PAYROLL	.09	7
SEC CONTRACTS	.39	18
SEC OTHER	.02	11
ADMIN TOTAL	.97	22
PAYROLL	.30	19
MGMT FEES	.69	17
LEGAL FEES	.02	11
AUDIT FEES	.04	10
GEN OFC EXP	.07	19
OTHER ADM EXP	.03	16

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.43	21
REAL ESTATE TAX	1.63	21
BUILDING INS	.71	21
PERS PROP TAX	.00	11
OTHER TAX	.04	11
LEASING EXPENSES	.86	14
ADV/PROMOTION	.03	8
COMM/FEES	.39	12
TENANT ALTS	.60	13
BUY-OUTS	.30	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.99	20
CLEANING	1.00	7
REPAIR/MAINT	.57	19
RDS/GROUNDS		
SECURITY	.34	8
ADMINISTRATIVE	.31	20
TOTAL CONTRACTS	2.14	22
CLEANING	.69	21
REPAIR/MAINT	.48	18
RDS/GROUNDS	.05	18
SECURITY	.39	18
ADMINISTRATIVE	.54	17

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Los Angeles, CA

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS 266,848 SQ. FT.					256,151 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	2					16.64	16.62		
RETAIL AREA	1	13.62	13.62						
OTHER AREA									
TOTAL RENT	2	17.32	17.24						
MISCELLANEOUS	2	.19	.18						
TOTAL INCOME	2	17.51	17.41						
EXPENSE									
CLEANING	3	.52	.63			.54	.69		
REPAIR-MAINT	3	1.18	1.31			1.23	1.34		
UTILITIES	3	1.80	1.56			1.83	1.64		
RDS/GRNDS/SEC	3	.36	.20			.36	.20		
ADMINISTRATIVE	3	1.31	1.48			1.31	1.48		
TOTAL OPER EXP	3	5.17	4.67			5.34	4.73		
FIXED EXPENSES	3	1.25	.93			1.25	.93		
TOTAL OPER + FIX	3	6.42	5.59			6.59	5.65		
LEASING EXP	2	1.56	1.47						
TOTAL PAYROLL	3	4.69	.87						
TOTAL CONTRACT	3	1.27	.83						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4636	2
AVG SQFT/RETAIL TENANT	1316	2
AVG SQFT/OFFICE WORKER	189	2
AVG % OFFICE OCCUPANCY	95.8	3
AVG % RETAIL OCCUPANCY	36.9	2
AVG $ RATE YR-END RENT	19.50	2
RENTABLE/GROSS SQFT	.98	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.37	2
PAYROLL		
CONTRACT	.28	2
SUP/MAT/MISC	.09	1
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	1.67	2
PAYROLL	.35	1
ELEVATOR	.28	2
HVAC	.28	2
ELECTRICAL	.09	2
STRUCT/ROOF		
PLUMBING	.06	2
FIRE/LIFE SFTY	.33	1
OTHER MAINT/SUP	.62	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.56	1
ELECTRICAL	1.39	1
GAS	.06	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	1
RDS/GNDS/SEC TOTAL	.47	2
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.44	2
SEC PAYROLL		
SEC CONTRACTS	.44	2
SEC OTHER		
ADMIN TOTAL	1.71	2
PAYROLL	.52	1
MGMT FEES	.82	2
LEGAL FEES	.02	1
AUDIT FEES	.13	1
GEN OFC EXP	.15	2
OTHER ADM EXP	.41	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.46	2
REAL ESTATE TAX	1.00	2
BUILDING INS	.43	2
PERS PROP TAX	.00	1
OTHER TAX	.03	2
LEASING EXPENSES	2.77	1
ADV/PROMOTION	.00	1
COMM/FEES	1.24	1
TENANT ALTS	1.53	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	7.23	2
CLEANING	1.89	1
REPAIR/MAINT	5.29	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.99	2
TOTAL CONTRACTS	1.76	2
CLEANING	.31	2
REPAIR/MAINT	.45	2
RDS/GROUNDS	.02	2
SECURITY	.44	2
ADMINISTRATIVE	.54	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS 1,257,200 SQ. FT.					1,208,816 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	6					18.71	17.94	11.68	25.15
RETAIL AREA	3	35.47	29.78						
OTHER AREA									
TOTAL RENT	6	20.04	20.42	13.20	24.45				
MISCELLANEOUS	4	.49	.30	.19	.96				
TOTAL INCOME	6	20.39	20.53	13.97	24.71				
EXPENSE									
CLEANING	7	1.03	.81	.74	1.28	1.07	.86	.74	1.35
REPAIR-MAINT	7	1.60	1.37	1.06	2.23	1.65	1.44	1.17	2.23
UTILITIES	7	1.98	1.78	1.58	2.54	2.04	1.84	1.66	2.54
RDS/GRNDS/SEC	7	.65	.85	.42	1.12	.65	.85	.42	1.12
ADMINISTRATIVE	7	1.09	1.12	.91	1.38	1.09	1.12	.91	1.38
TOTAL OPER EXP	7	6.35	6.03	5.26	7.11	6.57	6.80	5.26	7.11
FIXED EXPENSES	6	2.80	2.64	1.85	3.95	2.80	2.64	1.85	3.95
TOTAL OPER + FIX	7	8.58	8.62	7.11	9.29	9.23	9.33	7.11	9.57
LEASING EXP	5	2.00	.76	.11	3.79				
TOTAL PAYROLL	7	1.46	.96	.62	1.31				
TOTAL CONTRACT	7	2.24	2.65	1.27	3.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19096	7
AVG SQFT/RETAIL TENANT	6777	3
AVG SQFT/OFFICE WORKER	245	7
AVG % OFFICE OCCUPANCY	93.2	7
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	20.09	6
RENTABLE/GROSS SQFT	.91	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.81	7
PAYROLL	.77	2
CONTRACT	.71	6
SUP/MAT/MISC	.08	6
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	1.37	7
PAYROLL	.49	6
ELEVATOR	.20	7
HVAC	.21	7
ELECTRICAL	.07	5
STRUCT/ROOF	.02	2
PLUMBING	.02	5
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.22	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.78	7
ELECTRICAL	1.63	7
GAS	.05	7
FUEL OIL	.01	1
PURCH STEAM		
PURCH CH WTR	.11	1
COAL		
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL	.85	7
RDS/GNDS TOTAL	.07	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	4
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.68	6
SEC PAYROLL		
SEC CONTRACTS	.68	6
SEC OTHER	.01	3
ADMIN TOTAL	1.12	7
PAYROLL	.42	6
MGMT FEES	.69	6
LEGAL FEES	.01	3
AUDIT FEES	.03	2
GEN OFC EXP	.09	5
OTHER ADM EXP	.03	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.64	6
REAL ESTATE TAX	1.67	6
BUILDING INS	.90	6
PERS PROP TAX	.00	2
OTHER TAX	.04	4
LEASING EXPENSES	.76	5
ADV/PROMOTION	.03	3
COMM/FEES	.26	3
TENANT ALTS	.60	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.99	6
CLEANING	.77	2
REPAIR/MAINT	.57	5
RDS/GROUNDS		
SECURITY	.85	1
ADMINISTRATIVE	.42	6
TOTAL CONTRACTS	2.65	7
CLEANING	.71	6
REPAIR/MAINT	.56	5
RDS/GROUNDS	.09	4
SECURITY	.68	6
ADMINISTRATIVE	.62	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Los Angeles, CA

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,157,775 SQ. FT.				1,131,097 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					15.67	15.88		
RETAIL AREA	1	20.52	20.52						
OTHER AREA									
TOTAL RENT	2	16.58	16.86						
MISCELLANEOUS	2	.06	.06						
TOTAL INCOME	2	16.64	16.92						
EXPENSE									
CLEANING	3	.82	.83			.84	.83		
REPAIR-MAINT	3	1.00	.96			1.03	.96		
UTILITIES	3	1.64	1.47			1.64	1.47		
RDS/GRNDS/SEC	3	.49	.42			.49	.42		
ADMINISTRATIVE	3	.93	.92			.93	.92		
TOTAL OPER EXP	3	4.88	5.13			4.96	5.13		
FIXED EXPENSES	3	2.33	2.37			2.33	2.37		
TOTAL OPER + FIX	3	7.21	7.50			7.29	7.50		
LEASING EXP	2	2.74	2.77						
TOTAL PAYROLL	3	.56	.71						
TOTAL CONTRACT	3	1.82	1.66						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3142	3
AVG SQFT/RETAIL TENANT	6670	1
AVG SQFT/OFFICE WORKER	286	3
AVG % OFFICE OCCUPANCY	93.6	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	19.88	3
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.83	3
PAYROLL		
CONTRACT	.74	3
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.96	3
PAYROLL	.38	3
ELEVATOR	.21	3
HVAC	.13	3
ELECTRICAL	.04	3
STRUCT/ROOF	.01	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.07	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.47	3
ELECTRICAL	1.24	3
GAS	.02	1
FUEL OIL	.00	1
PURCH STEAM	.75	1
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.42	3
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.36	3
SEC PAYROLL		
SEC CONTRACTS	.36	3
SEC OTHER	.03	1
ADMIN TOTAL	.92	3
PAYROLL	.30	3
MGMT FEES	.42	3
LEGAL FEES	.06	1
AUDIT FEES	.07	1
GEN OFC EXP	.11	3
OTHER ADM EXP	.09	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.37	3
REAL ESTATE TAX	1.63	3
BUILDING INS	.35	3
PERS PROP TAX	.01	2
OTHER TAX	.03	1
LEASING EXPENSES	2.77	2
ADV/PROMOTION	.22	2
COMM/FEES	1.01	2
TENANT ALTS	1.39	2
BUY-OUTS	.30	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.71	3
CLEANING		
REPAIR/MAINT	.38	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	3
TOTAL CONTRACTS	1.66	3
CLEANING	.74	3
REPAIR/MAINT	.42	1
RDS/GROUNDS	.05	3
SECURITY	.36	3
ADMINISTRATIVE	.46	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	3,267,351 SQ. FT.				3,222,989 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	# BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					20.71	22.21	16.04	25.33
RETAIL AREA	3	21.19	36.04						
OTHER AREA	1	2.78	2.78						
TOTAL RENT	4	21.90	22.16	18.55	25.56				
MISCELLANEOUS	4	.55	.40	.18	1.05				
TOTAL INCOME	4	22.45	22.54	19.37	25.97				
EXPENSE									
CLEANING	4	.87	.87	.75	.99	.88	.89	.75	1.01
REPAIR-MAINT	4	1.51	1.44	1.28	1.74	1.53	1.47	1.31	1.74
UTILITIES	4	1.61	1.58	1.28	1.98	1.62	1.59	1.28	1.98
RDS/GRNDS/SEC	4	.41	.41	.37	.45	.41	.41	.37	.45
ADMINISTRATIVE	4	.77	.71	.62	1.00	.77	.71	.62	1.00
TOTAL OPER EXP	4	5.17	5.22	4.82	5.63	5.22	5.28	4.82	5.72
FIXED EXPENSES	4	2.88	3.09	2.14	3.81	2.88	3.09	2.14	3.81
TOTAL OPER + FIX	4	8.05	7.91	7.36	9.04	8.10	7.92	7.42	9.07
LEASING EXP	4	2.67	1.00	.26	5.86				
TOTAL PAYROLL	3	.97	1.02						
TOTAL CONTRACT	3	2.45	2.54						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23654	4
AVG SQFT/RETAIL TENANT	3812	4
AVG SQFT/OFFICE WORKER	210	3
AVG % OFFICE OCCUPANCY	87.3	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	29.50	4
RENTABLE/GROSS SQFT	.94	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.77	3
PAYROLL		
CONTRACT	.69	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.50	3
PAYROLL	.72	3
ELEVATOR	.35	3
HVAC	.12	3
ELECTRICAL	.06	3
STRUCT/ROOF	.03	1
PLUMBING	.02	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.18	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.33	3
ELECTRICAL	1.26	3
GAS	.02	2
FUEL OIL	.01	1
PURCH STEAM	.06	1
PURCH CH WTR	.59	1
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.39	3
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.35	3
SEC PAYROLL	.04	1
SEC CONTRACTS	.35	3
SEC OTHER	.01	1
ADMIN TOTAL	.77	3
PAYROLL	.30	3
MGMT FEES	.27	3
LEGAL FEES	.02	3
AUDIT FEES	.02	3
GEN OFC EXP	.07	3
OTHER ADM EXP	.03	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.75	3
REAL ESTATE TAX	2.42	3
BUILDING INS	.82	3
PERS PROP TAX	.00	2
OTHER TAX	.04	2
LEASING EXPENSES	1.57	3
ADV/PROMOTION	.07	2
COMM/FEES	.39	3
TENANT ALTS	1.06	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.02	3
CLEANING		
REPAIR/MAINT	.72	3
RDS/GROUNDS		
SECURITY	.04	1
ADMINISTRATIVE	.30	3
TOTAL CONTRACTS	2.54	3
CLEANING	.69	3
REPAIR/MAINT	1.07	3
RDS/GROUNDS	.06	2
SECURITY	.35	3
ADMINISTRATIVE	.28	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Los Angeles, CA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	68 BLDS	7,526,487 SQ. FT.				7,360,802 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	51					17.03	16.28	12.91	20.64
RETAIL AREA	6	16.12	17.30	13.33	22.81				
OTHER AREA	1	4.51	4.51						
TOTAL RENT	53	17.35	16.30	12.98	21.73				
MISCELLANEOUS	39	1.11	.21	.11	1.71				
TOTAL INCOME	67	17.30	16.65	13.55	21.73				
EXPENSE									
CLEANING	55	.70	.69	.61	.80	.71	.70	.61	.82
REPAIR-MAINT	55	1.20	1.06	.66	1.44	1.22	1.06	.66	1.53
UTILITIES	55	1.79	1.76	1.59	2.06	1.81	1.92	1.59	2.06
RDS/GRNDS/SEC	53	.50	.42	.17	.64	.50	.42	.17	.64
ADMINISTRATIVE	68	.88	.81	.62	1.12	.88	.61	.62	1.12
TOTAL OPER EXP	55	4.99	4.93	4.44	5.47	4.42	5.15	4.50	5.73
FIXED EXPENSES	67	1.71	1.38	1.04	2.05	1.71	1.38	1.04	2.05
TOTAL OPER + FIX	55	6.77	6.33	5.66	7.29	6.13	6.42	5.66	7.33
LEASING EXP	55	1.19	.70	.07	1.97				
TOTAL PAYROLL	30	.87	.85	.62	1.07				
TOTAL CONTRACT	51	1.77	1.55	.96	2.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3736	51
AVG SQFT/RETAIL TENANT	4156	8
AVG SQFT/OFFICE WORKER	192	42
AVG % OFFICE OCCUPANCY	87.4	67
AVG % RETAIL OCCUPANCY	92.4	9
AVG $ RATE YR-END RENT	19.85	51
RENTABLE/GROSS SQFT	.97	38

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.69**	**66**
PAYROLL	.26	6
CONTRACT	.59	50
SUP/MAT/MISC	.09	29
TRASH REMOVAL	.05	48
REPR/MAINT TOTAL	**1.09**	**66**
PAYROLL	.41	22
ELEVATOR	.11	61
HVAC	.18	65
ELECTRICAL	.05	35
STRUCT/ROOF	.11	17
PLUMBING	.02	30
FIRE/LIFE SFTY	.04	20
OTHER MAINT/SUP	.24	66

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.77**	**66**
ELECTRICAL	1.61	66
GAS	.07	45
FUEL OIL	.78	14
PURCH STEAM		
PURCH CH WTR	.66	2
COAL	.04	1
WATER/SEWER	.05	62
RDS/GNDS/SEC TOTAL	**.40**	**51**
RDS/GNDS TOTAL	.10	50
RDS/GNDS PAYRL	.16	2
RDS/GNDS CONTR	.10	48
RDS/GNDS OTHER	.05	21

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.34	43
SEC PAYROLL	.28	6
SEC CONTRACTS	.34	41
SEC OTHER	.08	3
ADMIN TOTAL	**.81**	**68**
PAYROLL	.43	35
MGMT FEES	.64	59
LEGAL FEES	.05	32
AUDIT FEES	.04	28
GEN OFC EXP	.09	39
OTHER ADM EXP	.03	46

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.38**	**67**
REAL ESTATE TAX	1.02	67
BUILDING INS	.34	67
PERS PROP TAX	.01	17
OTHER TAX	.03	38
LEASING EXPENSES	**.69**	**56**
ADV/PROMOTION	.06	48
COMM/FEES	.28	40
TENANT ALTS	.54	47
BUY-OUTS	.30	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.89**	**28**
CLEANING	.19	7
REPAIR/MAINT	.42	23
RDS/GROUNDS	.25	3
SECURITY	.28	6
ADMINISTRATIVE	.44	22
TOTAL CONTRACTS	**1.55**	**51**
CLEANING	.59	50
REPAIR/MAINT	.30	41
RDS/GROUNDS	.10	48
SECURITY	.36	40
ADMINISTRATIVE	.84	19

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	183,930 SQ. FT.				172,270 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					10.70	13.02	7.34	15.58
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	10.70	13.02	7.34	15.58				
MISCELLANEOUS	2	.86	.63						
TOTAL INCOME	5	10.95	13.02	7.34	16.21				
EXPENSE									
CLEANING	6	.66	.63	.53	1.08	.71	.73	.53	1.08
REPAIR-MAINT	6	.75	.66	.49	1.02	.80	.66	.49	1.20
UTILITIES	6	1.47	1.40	1.25	1.87	1.57	1.47	1.25	2.04
RDS/GRNDS/SEC	5	.28	.12	.06	.46	.28	.12	.06	.46
ADMINISTRATIVE	6	.80	.80	.31	1.47	.80	.80	.31	1.47
TOTAL OPER EXP	6	3.89	4.23	3.11	4.73	4.15	4.53	3.11	5.09
FIXED EXPENSES	5	1.33	1.23	.69	1.80	1.33	1.23	.69	1.80
TOTAL OPER + FIX	6	5.14	5.03	4.11	6.03	5.45	5.03	4.11	6.69
LEASING EXP	6	.58	.63	.23	1.16				
TOTAL PAYROLL	2	1.54	1.04						
TOTAL CONTRACT	3	1.52	.99						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2525	5
AVG SQFT/RETAIL TENANT	1749	1
AVG SQFT/OFFICE WORKER	295	2
AVG % OFFICE OCCUPANCY	77.9	5
AVG % RETAIL OCCUPANCY	30.0	1
AVG $ RATE YR-END RENT	19.48	6
RENTABLE/GROSS SQFT	.92	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.77**	**4**
PAYROLL	.58	1
CONTRACT	.71	3
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	**.80**	**4**
PAYROLL		
ELEVATOR	.07	3
HVAC	.43	4
ELECTRICAL	.02	2
STRUCT/ROOF	.03	1
PLUMBING	.03	2
FIRE/LIFE SFTY	.09	1
OTHER MAINT/SUP	.32	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.47**	**5**
ELECTRICAL	1.43	5
GAS	.04	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	**.08**	**3**
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.02	2
SEC PAYROLL		
SEC CONTRACTS	.02	2
SEC OTHER		
ADMIN TOTAL	**.80**	**6**
PAYROLL		
MGMT FEES	.69	6
LEGAL FEES	.09	3
AUDIT FEES	.03	2
GEN OFC EXP	.01	4
OTHER ADM EXP	.03	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.23**	**5**
REAL ESTATE TAX	.94	5
BUILDING INS	.26	5
PERS PROP TAX		
OTHER TAX	.03	3
LEASING EXPENSES	**.63**	**6**
ADV/PROMOTION	.07	4
COMM/FEES	.41	5
TENANT ALTS	.94	1
BUY-OUTS	.02	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.04**	**2**
CLEANING	.29	2
REPAIR/MAINT	.76	1
RDS/GROUNDS	.26	1
SECURITY		
ADMINISTRATIVE	.48	1
TOTAL CONTRACTS	**.99**	**3**
CLEANING	.71	3
REPAIR/MAINT	.60	2
RDS/GROUNDS	.07	3
SECURITY	.02	2
ADMINISTRATIVE	.70	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Los Angeles, CA

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	677,031 SQ. FT.				663,896 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					17.74	19.05	15.91	21.48
RETAIL AREA	2	26.91	22.65						
OTHER AREA									
TOTAL RENT	10	18.59	20.00	15.92	22.17				
MISCELLANEOUS	6	.60	.15	.05	1.84				
TOTAL INCOME	10	18.97	20.14	16.34	23.30				
EXPENSE									
CLEANING	10	.74	.79	.62	.84	.75	.79	.62	.87
REPAIR-MAINT	10	1.24	1.44	.74	1.63	1.26	1.52	.74	1.64
UTILITIES	10	2.12	2.06	1.82	2.55	2.12	2.06	1.82	2.55
RDS/GRNDS/SEC	10	.42	.33	.11	.73	.42	.33	.11	[illegible]
ADMINISTRATIVE	10	.97	.98	[illegible]	1.22	.97	.98	.66	1.22
TOTAL OPER EXP	10	5.48	5.47	4.90	5.86	5.54	5.63	4.90	5.98
FIXED EXPENSES	10	1.35	1.34	.58	2.06	1.35	1.34	.58	2.06
TOTAL OPER+FIX	10	6.82	6.68	5.97	7.30	6.89	6.74	6.17	7.30
LEASING EXP	6	.73	.06	.04	2.55				
TOTAL PAYROLL	8	.76	1.00	.49	1.05				
TOTAL CONTRACT	10	1.95	1.82	.92	2.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5723	10
AVG SQFT/RETAIL TENANT	1335	1
AVG SQFT/OFFICE WORKER	192	7
AVG % OFFICE OCCUPANCY	96.5	10
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	20.72	10
RENTABLE/GROSS SQFT	96	6

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.79	10	UTILITIES TOTAL	2.10	9	SECURITY TOTAL	.34	6	**FIXED EXP TOTAL**	1.34	10	**TOTAL PAYROLL**	1.00	8
PAYROLL			ELECTRICAL	2.08	9	SEC PAYROLL	.34	1	REAL ESTATE TAX	.76	10	CLEANING		
CONTRACT	.60	10	GAS	.07	6	SEC CONTRACTS	.34	5	BUILDING INS	.34	10	REPAIR/MAINT	.37	8
SUP/MAT/MISC	.11	7	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.06	9	PURCH STEAM			**ADMIN TOTAL**	.98	10	OTHER TAX	.03	5	SECURITY	.34	1
REPR/MAINT TOTAL	1.44	10	PURCH CH WTR			PAYROLL	.60	4	**LEASING EXPENSES**	.06	6	ADMINISTRATIVE	.60	4
PAYROLL	.37	8	COAL			MGMT FEES	.80	7	ADV/PROMOTION	.03	4	**TOTAL CONTRACTS**	1.82	10
ELEVATOR	.08	8	WATER/SEWER	.04	9	LEGAL FEES	.01	5	COMM/FEES	.03	5	CLEANING	.60	10
HVAC	.19	9	**RDS/GNDS/SEC TOTAL**	.33	10	AUDIT FEES	.02	3	TENANT ALTS	.19	4	REPAIR/MAINT	.17	8
ELECTRICAL	.05	8	RDS/GNDS TOTAL	.11	10	GEN OFC EXP	.05	6	BUY-OUTS			RDS/GROUNDS	.09	10
STRUCT/ROOF	.35	2	RDS/GNDS PAYRL			OTHER ADM EXP	.09	6				SECURITY	.34	5
PLUMBING	.01	7	RDS/GNDS CONTR	.09	10							ADMINISTRATIVE	.91	6
FIRE/LIFE SFTY	.03	6	RDS/GNDS OTHER	.03	2									
OTHER MAINT/SUP	.40	10												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,257,490 SQ. FT.				1,201,746 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					17.23	18.49	11.28	20.39
RETAIL AREA	1	16.90	16.90						
OTHER AREA	1	4.51	4.51						
TOTAL RENT	8	17.23	16.83	12.62	21.85				
MISCELLANEOUS	6	1.17	.24	.02	4.25				
TOTAL INCOME	8	18.13	16.71	13.73	22.09				
EXPENSE									
CLEANING	8	.71	.70	.62	.77	.72	.70	.62	.77
REPAIR-MAINT	8	1.24	1.25	1.02	1.63	1.28	1.35	1.02	1.67
UTILITIES	8	1.91	1.95	1.79	2.19	1.96	2.01	1.90	2.19
RDS/GRNDS/SEC	8	.48	.44	.23	.71	.48	.44	.23	.71
ADMINISTRATIVE	8	.96	.73	.44	.97	.96	.73	.44	.97
TOTAL OPER EXP	8	5.31	5.10	4.81	5.27	5.48	5.27	4.82	5.68
FIXED EXPENSES	8	1.72	1.41	.98	2.29	1.72	1.41	.98	2.29
TOTAL OPER+FIX	8	7.03	6.35	5.90	7.38	7.19	6.42	6.11	7.70
LEASING EXP	4	1.77	1.24	.03	3.45				
TOTAL PAYROLL	7	.92	.85	.59	1.32				
TOTAL CONTRACT	8	1.83	1.34	.92	2.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5837	8
AVG SQFT/RETAIL TENANT	5783	2
AVG SQFT/OFFICE WORKER	224	7
AVG % OFFICE OCCUPANCY	90.3	8
AVG % RETAIL OCCUPANCY	91.8	2
AVG $ RATE YR-END RENT	17.[illegible]4	7
RENTABLE/GROSS SQFT	.96	6

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.70	8	UTILITIES TOTAL	1.95	8	SECURITY TOTAL	.40	7	**FIXED EXP TOTAL**	1.41	8	**TOTAL PAYROLL**	.85	7
PAYROLL	.26	3	ELECTRICAL	1.86	8	SEC PAYROLL			REAL ESTATE TAX	.89	8	CLEANING	.26	3
CONTRACT	.53	7	GAS	.05	7	SEC CONTRACTS	.45	6	BUILDING INS	.46	8	REPAIR/MAINT	.39	6
SUP/MAT/MISC	.09	6	FUEL OIL			SEC OTHER	.12	1	PERS PROP TAX	.01	2	RDS/GROUNDS	.25	1
TRASH REMOVAL	.04	8	PURCH STEAM			**ADMIN TOTAL**	.73	8	OTHER TAX	.29	2	SECURITY		
REPR/MAINT TOTAL	1.25	8	PURCH CH WTR			PAYROLL	.43	6	**LEASING EXPENSES**	1.24	4	ADMINISTRATIVE	.43	6
PAYROLL	.39	6	COAL	.04	1	MGMT FEES	.68	4	ADV/PROMOTION	.51	2	**TOTAL CONTRACTS**	1.34	8
ELEVATOR	.15	8	WATER/SEWER	.05	7	LEGAL FEES	.05	3	COMM/FEES	.45	4	CLEANING	.53	7
HVAC	.17	8	**RDS/GNDS/SEC TOTAL**	.44	8	AUDIT FEES	.13	2	TENANT ALTS	1.51	2	REPAIR/MAINT	.27	8
ELECTRICAL	.05	7	RDS/GNDS TOTAL	.08	8	GEN OFC EXP	.09	4	BUY-OUTS	.58	1	RDS/GROUNDS	.08	6
STRUCT/ROOF	.59	2	RDS/GNDS PAYRL	.25	1	OTHER ADM EXP	.01	5				SECURITY	.45	6
PLUMBING	.02	5	RDS/GNDS CONTR	.08	6							ADMINISTRATIVE	.70	4
FIRE/LIFE SFTY	.04	3	RDS/GNDS OTHER	.05	3									
OTHER MAINT/SUP	.21	8												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Los Angeles, CA

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,028,428 SQ. FT.				974,262 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					21.64	21.51		
RETAIL AREA	1	9.77	9.77						
OTHER AREA									
TOTAL RENT	3	20.89	21.51						
MISCELLANEOUS	2	1.71	1.71						
TOTAL INCOME	3	22.03	21.51						
EXPENSE									
CLEANING	3	.65	.66			.68	.70		
REPAIR-MAINT	3	2.46	1.10			2.60	1.16		
UTILITIES	3	1.70	1.75			1.76	1.77		
RDS/GRNDS/SEC	3	.54	.60			.54	.60		
ADMINISTRATIVE	3	1.42	1.16			1.42	1.16		
TOTAL OPER EXP	3	6.78	5.29			7.12	5.50		
FIXED EXPENSES	3	2.08	2.02			2.08	2.02		
TOTAL OPER + FIX	3	8.86	7.99			9.20	8.20		
LEASING EXP	3	1.24	.69						
TOTAL PAYROLL	3	.92	.81						
TOTAL CONTRACT	3	1.56	1.65						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3420	3
AVG SQFT/RETAIL TENANT	4924	2
AVG SQFT/OFFICE WORKER	140	3
AVG % OFFICE OCCUPANCY	93.4	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	25.80	3
RENTABLE/GROSS SQFT	1.00	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.66**	**3**
PAYROLL		
CONTRACT	.60	3
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	**1.10**	**3**
PAYROLL	.33	2
ELEVATOR	.20	3
HVAC	.13	3
ELECTRICAL	.10	3
STRUCT/ROOF	.00	3
PLUMBING	.03	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.06	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.75**	**3**
ELECTRICAL	1.45	3
GAS	.11	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	**.60**	**3**
RDS/GNDS TOTAL	.19	2
RDS/GNDS PAYRL	.07	1
RDS/GNDS CONTR	.08	2
RDS/GNDS OTHER	.07	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.40	3
SEC PAYROLL	.39	1
SEC CONTRACTS	.30	3
SEC OTHER		
ADMIN TOTAL	**1.16**	**3**
PAYROLL	.21	3
MGMT FEES	.64	3
LEGAL FEES	.19	2
AUDIT FEES	.04	2
GEN OFC EXP	.14	2
OTHER ADM EXP	.18	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**2.02**	**3**
REAL ESTATE TAX	1.30	3
BUILDING INS	.85	3
PERS PROP TAX	.01	1
OTHER TAX	.03	3
LEASING EXPENSES	**.69**	**3**
ADV/PROMOTION	.01	1
COMM/FEES	.15	3
TENANT ALTS	.53	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.81**	**3**
CLEANING		
REPAIR/MAINT	.33	2
RDS/GROUNDS	.07	1
SECURITY	.39	1
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	**1.65**	**3**
CLEANING	.63	3
REPAIR/MAINT	.31	3
RDS/GROUNDS	.08	2
SECURITY	.40	2
ADMINISTRATIVE	.92	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Louisville, KY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,348,433 SQ. FT.				1,296,147 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					7.92	7.64		
RETAIL AREA	2	7.53	7.39						
OTHER AREA									
TOTAL RENT	4	5.74	5.16	1.55	10.79				
MISCELLANEOUS	2	2.41	1.82						
TOTAL INCOME	4	7.78	6.94	1.59	12.56				
EXPENSE									
CLEANING	4	.67	.70	.53	.83	.70	.73	.54	.85
REPAIR-MAINT	5	.98	.98	.46	1.37	1.01	1.03	.46	1.39
UTILITIES	5	1.31	1.30	.63	1.74	1.35	1.30	.66	1.74
RDS/GRNDS/SEC	5	.33	.22	.08	.67	.33	.22	.08	.67
ADMINISTRATIVE	5	.57	.44	.10	.61	.57	.44	.10	.61
TOTAL OPER EXP	4	4.06	4.08	3.33	5.07	3.95	4.24	3.42	5.13
FIXED EXPENSES	5	1.35	1.15	.48	2.66	1.35	1.15	.48	2.66
TOTAL OPER + FIX	4	5.50	6.26	5.51	6.56	5.30	6.33	5.67	6.56
LEASING EXP	2	1.06	.60						
TOTAL PAYROLL	5	.63	.60	.28	1.24				
TOTAL CONTRACT	5	1.36	1.41	.73	1.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	40513	4
AVG SQFT/RETAIL TENANT	1560	1
AVG SQFT/OFFICE WORKER	229	4
AVG % OFFICE OCCUPANCY	87.3	5
AVG % RETAIL OCCUPANCY	50.0	1
AVG $ RATE YR-END RENT	15.94	4
RENTABLE/GROSS SQFT	.83	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.70**	**4**
PAYROLL	.03	1
CONTRACT	.59	4
SUP/MAT/MISC	.06	3
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	**.99**	**4**
PAYROLL	.36	3
ELEVATOR	.19	4
HVAC	.09	4
ELECTRICAL	.04	3
STRUCT/ROOF	.02	2
PLUMBING	.02	3
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.32	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.47**	**4**
ELECTRICAL	1.40	4
GAS	.12	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	**.36**	**4**
RDS/GNDS TOTAL	.12	4
RDS/GNDS PAYRL	.10	1
RDS/GNDS CONTR	.08	4
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.27	4
SEC PAYROLL	.05	2
SEC CONTRACTS	.35	3
SEC OTHER	.01	2
ADMIN TOTAL	**.46**	**4**
PAYROLL	.19	3
MGMT FEES	.34	2
LEGAL FEES	.03	1
AUDIT FEES	.05	2
GEN OFC EXP	.05	4
OTHER ADM EXP	.02	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.43**	**4**
REAL ESTATE TAX	.83	4
BUILDING INS	.18	4
PERS PROP TAX		
OTHER TAX	.37	1
LEASING EXPENSES	**1.18**	**1**
ADV/PROMOTION	.11	1
COMM/FEES	.08	1
TENANT ALTS	.99	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.92**	**4**
CLEANING	.21	2
REPAIR/MAINT	.57	4
RDS/GROUNDS	.10	1
SECURITY	.05	2
ADMINISTRATIVE	.19	4
TOTAL CONTRACTS	**1.57**	**4**
CLEANING	.59	4
REPAIR/MAINT	.37	3
RDS/GROUNDS	.08	4
SECURITY	.36	3
ADMINISTRATIVE	.24	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Louisville, KY

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	939,165 SQ. FT.				930,649 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					6.27	7.84	4.38	10.34
RETAIL AREA	1	11.13	11.13						
OTHER AREA									
TOTAL RENT	7	6.31	7.96	4.38	10.34				
MISCELLANEOUS	6	.07	.06	.03	.13				
TOTAL INCOME	7	6.38	8.02	4.41	10.44				
EXPENSE									
CLEANING	7	.32	.49	.18	.64	.32	.49	.18	.65
REPAIR-MAINT	7	.44	.70	.27	1.48	.44	.72	.27	1.48
UTILITIES	7	.90	1.33	.67	1.68	.91	1.33	.67	1.71
RDS/GRNDS/SEC	7	.13	.06	.02	.29	.13	.06	.02	.29
ADMINISTRATIVE	7	.50	.50	.24	.92	.50	.50	.24	.92
TOTAL OPER EXP	6	3.55	3.71	3.22	4.12	2.30	3.71	3.22	4.22
FIXED EXPENSES	7	.44	.54	.29	.74	.44	.54	.29	.74
TOTAL OPER + FIX	6	4.17	4.09	3.86	4.76	2.75	4.09	3.86	4.86
LEASING EXP	7	.63	.56	.08	1.40				
TOTAL PAYROLL	6	.30	.24	.15	.88				
TOTAL CONTRACT	7	.88	1.23	.25	2.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE/TENANT	3160	7
AVG SQFT/RETAIL TENANT	871	1
AVG SQFT/OFFICE WORKER	262	6
AVG % OFFICE OCCUPANCY	89.6	7
AVG % RETAIL OCCUPANCY	92.0	1
AVG $ RATE YR-END RENT	9.34	7
RENTABLE/GROSS SQFT	.96	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.52	6
PAYROLL		
CONTRACT	.47	6
SUP/MAT/MISC	.04	5
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	.71	6
PAYROLL	.22	5
ELEVATOR	.08	3
HVAC	.14	4
ELECTRICAL	.02	3
STRUCT/ROOF	.80	3
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.12	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.34	6
ELECTRICAL	1.23	6
GAS	.13	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	6
RDS/GNDS/SEC TOTAL	.04	6
RDS/GNDS TOTAL	.04	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	5
RDS/GNDS OTHER	.02	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.12	2
SEC PAYROLL		
SEC CONTRACTS	.12	2
SEC OTHER		
ADMIN TOTAL	.56	6
PAYROLL	.10	5
MGMT FEES	.38	6
LEGAL FEES	.00	1
AUDIT FEES		
GEN OFC EXP	.13	3
OTHER ADM EXP	.02	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.58	6
REAL ESTATE TAX	.49	6
BUILDING INS	.08	6
PERS PROP TAX	.01	2
OTHER TAX	.02	3
LEASING EXPENSES	.64	6
ADV/PROMOTION	.07	5
COMM/FEES	.33	5
TENANT ALTS	.45	6
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.45	5
CLEANING		
REPAIR/MAINT	.22	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.10	5
TOTAL CONTRACTS	1.34	6
CLEANING	.47	6
REPAIR/MAINT	.70	4
RDS/GROUNDS	.07	5
SECURITY	.12	2
ADMINISTRATIVE	.43	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Madison, WI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	418,889 SQ. FT.				416,389 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					15.44	15.44		
RETAIL AREA									
OTHER AREA	1	3.20	3.20						
TOTAL RENT	1	14.89	14.89						
MISCELLANEOUS	1	.05	.05						
TOTAL INCOME	4	8.35	11.14						
EXPENSE									
CLEANING	4	.28	.37			.28	.38		
REPAIR-MAINT	4	.18	.28			.18	.29		
UTILITIES	4	1.32	1.36			1.33	1.39		
RDS/GRNDS/SEC	1	.17	.17			.17	.17		
ADMINISTRATIVE	4	1.51	1.10			1.51	1.10		
TOTAL OPER EXP	1	3.03	3.03			3.34	3.17		
FIXED EXPENSES	1	2.19	2.19			2.19	2.19		
TOTAL OPER + FIX	1	5.22	5.22			5.36	5.36		
LEASING EXP	1	.02	.02						
TOTAL PAYROLL	1	.20	.20						
TOTAL CONTRACT	1	1.16	1.16						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4045	1
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	435	1
AVG % OFFICE OCCUPANCY	87.5	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.66	4
RENTABLE/GROSS SQFT	.78	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.24	4
PAYROLL		
CONTRACT	.38	1
SUP/MAT/MISC	.09	1
TRASH REMOVAL	.02	1
REPR/MAINT TOTAL	.21	4
PAYROLL	.15	1
ELEVATOR	.06	4
HVAC	.03	4
ELECTRICAL	.04	1
STRUCT/ROOF	.03	1
PLUMBING	.01	1
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.00	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.36	4
ELECTRICAL	1.20	4
GAS	.24	1
FUEL OIL	.00	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	.17	1
RDS/GNDS TOTAL	.12	1
RDS/GNDS PAYRL	.04	1
RDS/GNDS CONTR	.07	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	1
SEC PAYROLL		
SEC CONTRACTS	.05	1
SEC OTHER		
ADMIN TOTAL	1.10	4
PAYROLL	.77	3
MGMT FEES	.42	4
LEGAL FEES	.02	4
AUDIT FEES	.02	4
GEN OFC EXP	.25	4
OTHER ADM EXP	.01	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.09	4
REAL ESTATE TAX	1.00	4
BUILDING INS	.17	4
PERS PROP TAX		
OTHER TAX	.04	4
LEASING EXPENSES	.01	4
ADV/PROMOTION	.03	4
COMM/FEES		
TENANT ALTS	.00	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.20	1
CLEANING		
REPAIR/MAINT	.15	1
RDS/GROUNDS	.04	1
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.16	1
CLEANING	.38	1
REPAIR/MAINT	.12	1
RDS/GROUNDS	.07	1
SECURITY	.05	1
ADMINISTRATIVE	.54	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Madison, WI

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	257,347 SQ. FT.				255,060 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					11.56	11.28	7.07	12.21
RETAIL AREA	1	8.25	8.25						
OTHER AREA	1	17.81	17.81						
TOTAL RENT	10	11.57	11.28	7.04	12.31				
MISCELLANEOUS	9	.12	.13	.05	.25				
TOTAL INCOME	10	11.68	11.53	7.08	12.38				
EXPENSE									
CLEANING	10	.76	.76	.67	.86	.76	.78	.68	.90
REPAIR-MAINT	10	.69	.48	.36	.82	.70	.49	.36	.82
UTILITIES	10	1.04	1.04	.72	1.22	1.00	.93	.55	1.22
RDS/GRNDS/SEC	10	.13	.17	.10	.23	.13	.17	.10	.23
ADMINISTRATIVE	10	.64	.54	.42	.83	.64	.54	.42	.83
TOTAL OPER EXP	10	3.26	2.99	2.54	3.70	3.49	2.83	2.54	3.70
FIXED EXPENSES	10	1.68	1.44	1.21	1.87	1.68	1.44	1.21	1.87
TOTAL OPER + FIX	10	4.95	4.75	3.77	5.23	5.00	4.81	3.75	5.23
LEASING EXP	5	.22	.14	.03	.47				
TOTAL PAYROLL	9	.41	.02	.01	.56				
TOTAL CONTRACT	10	1.57	1.35	1.24	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3375	10
AVG SQFT/RETAIL TENANT	1152	1
AVG SQFT/OFFICE WORKER	310	4
AVG % OFFICE OCCUPANCY	96.6	10
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	11.53	10
RENTABLE/GROSS SQFT	.87	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.74	9
PAYROLL		
CONTRACT	.55	9
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.04	9
REPR/MAINT TOTAL	.48	9
PAYROLL	.32	5
ELEVATOR	.04	6
HVAC	.23	9
ELECTRICAL	.03	6
STRUCT/ROOF	.06	6
PLUMBING	.01	5
FIRE/LIFE SFTY	.19	1
OTHER MAINT/SUP	.18	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.09	9
ELECTRICAL	.76	9
GAS	.13	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	9
RDS/GNDS/SEC TOTAL	.19	9
RDS/GNDS TOTAL	.19	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	9
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.03	7
SEC PAYROLL		
SEC CONTRACTS	.03	7
SEC OTHER		
ADMIN TOTAL	.47	9
PAYROLL	.02	3
MGMT FEES	.42	9
LEGAL FEES	.00	7
AUDIT FEES	.05	3
GEN OFC EXP	.01	3
OTHER ADM EXP	.04	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.46	9
REAL ESTATE TAX	1.30	9
BUILDING INS	.23	9
PERS PROP TAX	.00	1
OTHER TAX		
LEASING EXPENSES	.21	4
ADV/PROMOTION	.02	4
COMM/FEES	.45	2
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.02	8
CLEANING		
REPAIR/MAINT	.32	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.02	3
TOTAL CONTRACTS	1.42	9
CLEANING	.55	9
REPAIR/MAINT	.23	9
RDS/GROUNDS	.19	9
SECURITY	.03	7
ADMINISTRATIVE	.45	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	73,973 SQ. FT.				71,686 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.37	10.00	7.07	11.51
RETAIL AREA	1	8.25	8.25						
OTHER AREA	1	17.81	17.81						
TOTAL RENT	4	10.45	9.97	7.04	11.61				
MISCELLANEOUS	3	.16	.13						
TOTAL INCOME	4	10.59	10.16	7.08	11.82				
EXPENSE									
CLEANING	4	.75	.76	.68	.85	.75	.81	.69	.90
REPAIR-MAINT	4	.45	.45	.36	.48	.45	.45	.36	.49
UTILITIES	4	.83	.99	.72	1.14	.72	.72	.55	1.04
RDS/GRNDS/SEC	4	.19	.19	.17	.23	.19	.19	.17	.23
ADMINISTRATIVE	4	.63	.54	.44	.69	.63	.54	.44	.69
TOTAL OPER EXP	4	2.82	2.76	2.54	3.21	2.77	2.60	2.54	3.05
FIXED EXPENSES	4	1.44	1.44	1.21	1.55	1.44	1.44	1.21	1.55
TOTAL OPER + FIX	4	4.26	4.20	3.77	4.75	4.21	4.05	3.75	4.61
LEASING EXP	4	.32	.21	.03	.47				
TOTAL PAYROLL	3	.01	.02						
TOTAL CONTRACT	4	1.60	1.51	1.32	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2387	4
AVG SQFT/RETAIL TENANT	1152	1
AVG SQFT/OFFICE WORKER	310	4
AVG % OFFICE OCCUPANCY	96.6	4
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	11.24	4
RENTABLE/GROSS SQFT	.80	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	4
PAYROLL		
CONTRACT	.55	4
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	.45	4
PAYROLL		
ELEVATOR	.05	1
HVAC	.23	4
ELECTRICAL	.01	1
STRUCT/ROOF	.10	1
PLUMBING		
FIRE/LIFE SFTY	.19	1
OTHER MAINT/SUP	.21	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.99	4
ELECTRICAL	.70	4
GAS	.15	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	.19	4
RDS/GNDS TOTAL	.19	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	4
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	2
SEC PAYROLL		
SEC CONTRACTS	.05	2
SEC OTHER		
ADMIN TOTAL	.54	4
PAYROLL	.02	3
MGMT FEES	.48	4
LEGAL FEES	.05	2
AUDIT FEES	.05	3
GEN OFC EXP	.01	3
OTHER ADM EXP	.08	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.44	4
REAL ESTATE TAX	1.27	4
BUILDING INS	.16	4
PERS PROP TAX	.00	1
OTHER TAX		
LEASING EXPENSES	.21	4
ADV/PROMOTION	.02	4
COMM/FEES	.45	2
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.02	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.02	3
TOTAL CONTRACTS	1.51	4
CLEANING	.55	4
REPAIR/MAINT	.24	4
RDS/GROUNDS	.19	4
SECURITY	.05	2
ADMINISTRATIVE	.52	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Memphis, TN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	128,790 SQ. FT.				128,790 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					8.38	8.63		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.38	8.63						
MISCELLANEOUS	3	.20	.00						
TOTAL INCOME	3	8.59	8.63						
EXPENSE									
CLEANING	3	.72	.78			.72	.78		
REPAIR-MAINT	3	.70	.68			.70	.68		
UTILITIES	3	2.27	1.72			2.27	1.72		
RDS/GRNDS/SEC	3	.20	.19			.20	.19		
ADMINISTRATIVE	3	.17	.08			.17	.08		
TOTAL OPER EXP	3	4.06	4.13			4.06	4.13		
FIXED EXPENSES	3	.75	.82			.75	.82		
TOTAL OPER+FIX	3	4.82	4.42			4.82	4.42		
LEASING EXP	3	.23	.17						
TOTAL PAYROLL	2	.35	.41						
TOTAL CONTRACT	3	.72	.83						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1224	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	352	1
AVG % OFFICE OCCUPANCY	76.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.00	1
RENTABLE/GROSS SQFT	.87	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.78**	**3**
PAYROLL	.32	2
CONTRACT	.48	3
SUP/MAT/MISC	.15	3
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	**.68**	**3**
PAYROLL	.04	2
ELEVATOR	.12	3
HVAC	.17	3
ELECTRICAL	.04	2
STRUCT/ROOF	.00	2
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.32	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.72**	**3**
ELECTRICAL	1.70	3
GAS	.31	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	**.19**	**3**
RDS/GNDS TOTAL	.00	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	3
SEC PAYROLL		
SEC CONTRACTS	.19	3
SEC OTHER		
ADMIN TOTAL	**.08**	**3**
PAYROLL	.08	1
MGMT FEES	.51	1
LEGAL FEES	.02	1
AUDIT FEES	.03	1
GEN OFC EXP	.04	3
OTHER ADM EXP	.04	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.82**	**3**
REAL ESTATE TAX	.66	3
BUILDING INS	.16	3
PERS PROP TAX	.00	2
OTHER TAX	.02	1
LEASING EXPENSES	**.17**	**3**
ADV/PROMOTION	.03	1
COMM/FEES	.17	3
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.41**	**2**
CLEANING	.32	2
REPAIR/MAINT	.04	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.08	1
TOTAL CONTRACTS	**.83**	**3**
CLEANING	.48	3
REPAIR/MAINT	.15	2
RDS/GROUNDS		
SECURITY	.19	3
ADMINISTRATIVE	.03	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	570,920 SQ. FT.				570,920 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					8.89	8.13	7.10	11.11
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	8.89	8.13	7.10	11.11				
MISCELLANEOUS	4	1.97	.89						
TOTAL INCOME	5	10.27	10.32	7.74	12.66				
EXPENSE									
CLEANING	5	.53	.53	.51	.55	.53	.53	.51	.55
REPAIR-MAINT	5	.40	.43	.26	.60	.40	.43	.26	.60
UTILITIES	5	1.43	1.51	1.26	1.79	1.43	1.51	1.26	1.79
RDS/GRNDS/SEC	5	.41	.31	.12	.54	.41	.31	.12	.54
ADMINISTRATIVE	5	.63	.68	.45	.85	.63	.68	.45	.85
TOTAL OPER EXP	5	3.39	3.46	3.13	3.81	3.39	3.46	3.13	3.81
FIXED EXPENSES	5	.71	.89	.46	1.20	.71	.89	.46	1.20
TOTAL OPER+FIX	5	4.09	4.12	3.92	4.67	4.09	4.12	3.92	4.67
LEASING EXP	4	4.18	.73						
TOTAL PAYROLL	5	.47	.47	.41	.51				
TOTAL CONTRACT	5	1.11	1.15	.98	1.27				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6105	5
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	283	4
AVG % OFFICE OCCUPANCY	83.4	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	16.75	4
RENTABLE/GROSS SQFT	.95	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.53**	**5**
PAYROLL	.05	1
CONTRACT	.43	5
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	**.43**	**5**
PAYROLL	.22	4
ELEVATOR	.09	3
HVAC	.04	5
ELECTRICAL	.01	5
STRUCT/ROOF	.05	2
PLUMBING	.00	5
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.08	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.51**	**5**
ELECTRICAL	1.43	5
GAS	.10	1
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	**.31**	**5**
RDS/GNDS TOTAL	.11	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	5
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	3
SEC PAYROLL		
SEC CONTRACTS	.31	3
SEC OTHER	.06	1
ADMIN TOTAL	**.68**	**5**
PAYROLL	.24	4
MGMT FEES	.25	5
LEGAL FEES	.00	2
AUDIT FEES	.04	2
GEN OFC EXP	.09	5
OTHER ADM EXP	.05	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.89**	**5**
REAL ESTATE TAX	.68	5
BUILDING INS	.21	5
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.73**	**4**
ADV/PROMOTION	.01	4
COMM/FEES	.41	3
TENANT ALTS	8.42	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.47**	**5**
CLEANING	.05	1
REPAIR/MAINT	.22	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.24	4
TOTAL CONTRACTS	**1.15**	**5**
CLEANING	.43	5
REPAIR/MAINT	.10	5
RDS/GROUNDS	.10	5
SECURITY	.31	3
ADMINISTRATIVE	.36	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Memphis, TN

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	519,320 SQ. FT.				519,920 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					8.95	7.94		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.95	7.94						
MISCELLANEOUS	2	2.12	1.75						
TOTAL INCOME	3	10.38	11.43						
EXPENSE									
CLEANING	3	.53	.53			.53	.53		
REPAIR-MAINT	3	.39	.36			.39	.36		
UTILITIES	3	1.38	1.34			1.38	1.34		
RDS/GRNDS/SEC	3	.43	.49			.43	.49		
ADMINISTRATIVE	3	.61	.55			.61	.55		
TOTAL OPER EXP	3	3.34	3.17			3.33	3.17		
FIXED EXPENSES	3	.65	.65			.65	.65		
TOTAL OPER + FIX	3	3.99	4.03			4.02	4.03		
LEASING EXP	2	4.75	4.28						
TOTAL PAYROLL	3	.48	.49						
TOTAL CONTRACT	3	.18	1.06						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6626	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	295	2
AVG % OFFICE OCCUPANCY	83.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	19.63	2
RENTABLE/GROSS SQFT	.98	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.53	3
PAYROLL	.05	1
CONTRACT	.43	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.36	3
PAYROLL	.33	2
ELEVATOR	.09	3
HVAC	.03	3
ELECTRICAL	.00	3
STRUCT/ROOF		
PLUMBING	.00	3
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.05	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.34	3
ELECTRICAL	1.18	3
GAS	.10	1
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.49	3
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	3
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	3
SEC PAYROLL		
SEC CONTRACTS	.31	3
SEC OTHER	.06	1
ADMIN TOTAL	.55	3
PAYROLL	.37	2
MGMT FEES	.25	3
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.09	3
OTHER ADM EXP	.05	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.65	3
REAL ESTATE TAX	.48	3
BUILDING INS	.17	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	4.28	2
ADV/PROMOTION	.02	2
COMM/FEES	.09	1
TENANT ALTS	8.42	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.49	3
CLEANING	.05	1
REPAIR/MAINT	.33	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	2
TOTAL CONTRACTS	1.06	3
CLEANING	.43	3
REPAIR/MAINT	.09	3
RDS/GROUNDS	.11	3
SECURITY	.31	3
ADMINISTRATIVE	.31	2

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

Miami, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	2,979,203 SQ. FT.				2,929,400 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	15					16.05	15.96	9.07	19.66
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	16.46	15.97	9.07	20.37				
MISCELLANEOUS	6	4.92	.22	.02	6.06				
TOTAL INCOME	15	20.79	16.03	9.07	23.51				
EXPENSE									
CLEANING	15	.64	.57	.49	.96	.65	.58	.50	.96
REPAIR-MAINT	15	.83	.86	.64	.98	.85	.88	.65	.98
UTILITIES	15	1.82	1.74	1.26	2.46	1.82	1.77	1.26	2.46
RDS/GRNDS/SEC	15	.45	.58	.27	.65	.45	.50	.27	.65
ADMINISTRATIVE	15	.71	.61	.53	1.11	.71	.61	.53	1.11
TOTAL OPER EXP	15	4.45	4.19	4.00	5.85	4.50	4.19	4.02	5.85
FIXED EXPENSES	15	3.50	3.64	3.29	4.09	3.50	3.64	3.29	4.09
TOTAL OPER + FIX	15	7.95	7.92	7.68	9.14	8.00	7.92	7.73	9.14
LEASING EXP	15	.72	.84	.22	1.38				
TOTAL PAYROLL	15	.62	.87	.35	1.01				
TOTAL CONTRACT	15	1.42	1.26	.84	1.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6191	15
AVG SQFT/RETAIL TENANT	540	2
AVG SQFT/OFFICE WORKER	275	13
AVG % OFFICE OCCUPANCY	80.5	15
AVG % RETAIL OCCUPANCY	9.8	2
AVG $ RATE YR-END RENT	21.72	15
RENTABLE/GROSS SQFT	.84	12

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.56	14
PAYROLL	.17	2
CONTRACT	.45	14
SUP/MAT/MISC	.06	12
TRASH REMOVAL	.12	12
REPR/MAINT TOTAL	.83	14
PAYROLL	.34	14
ELEVATOR	.13	12
HVAC	.18	11
ELECTRICAL	.03	10
STRUCT/ROOF	.01	9
PLUMBING	.01	10
FIRE/LIFE SFTY	.01	10
OTHER MAINT/SUP	.13	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.66	14
ELECTRICAL	1.60	14
GAS	.00	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	14
RDS/GNDS/SEC TOTAL	.51	14
RDS/GNDS TOTAL	.12	14
RDS/GNDS PAYRL	.07	1
RDS/GNDS CONTR	.27	2
RDS/GNDS OTHER	.06	13

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.33	14
SEC PAYROLL	.37	8
SEC CONTRACTS	.33	4
SEC OTHER	.07	3
ADMIN TOTAL	.59	14
PAYROLL	.23	10
MGMT FEES	.48	14
LEGAL FEES	.06	3
AUDIT FEES	.03	1
GEN OFC EXP	.04	11
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.70	14
REAL ESTATE TAX	3.58	13
BUILDING INS	.32	14
PERS PROP TAX	.04	4
OTHER TAX	.00	6
LEASING EXPENSES	.71	14
ADV/PROMOTION	.13	10
COMM/FEES	.39	12
TENANT ALTS	.40	10
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.72	14
CLEANING	.17	2
REPAIR/MAINT	.34	14
RDS/GROUNDS	.07	1
SECURITY	.37	8
ADMINISTRATIVE	.23	12
TOTAL CONTRACTS	1.40	14
CLEANING	.45	14
REPAIR/MAINT	.42	12
RDS/GROUNDS	.14	3
SECURITY	.33	4
ADMINISTRATIVE	.46	6

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

Miami, FL

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	470,806 SQ. FT.				470,806 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					14.05	15.39		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.68	15.39						
MISCELLANEOUS	2	.27	.19						
TOTAL INCOME	3	14.89	15.77						
EXPENSE									
CLEANING	3	.64	.65			.64	.65		
REPAIR-MAINT	3	.90	.98			.90	.98		
UTILITIES	3	1.24	1.33			1.24	1.33		
RDS/GRNDS/SEC	3	.54	.52			.54	.52		
ADMINISTRATIVE	3	.72	.55			.72	.55		
TOTAL OPER EXP	3	4.03	4.11			4.03	4.11		
FIXED EXPENSES	3	3.84	3.81			3.84	3.81		
TOTAL OPER + FIX	3	7.87	7.92			7.87	7.92		
LEASING EXP	3	.59	.27						
TOTAL PAYROLL	3	.70	.48						
TOTAL CONTRACT	3	1.38	1.55						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6876	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	367	2
AVG % OFFICE OCCUPANCY	78.9	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	19.00	3
RENTABLE/GROSS SQFT	.98	2

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.65	3	**UTILITIES TOTAL**	1.33	3	SECURITY TOTAL	.39	3	**FIXED EXP TOTAL**	3.81	3	**TOTAL PAYROLL**	.48	3
PAYROLL	.11	1	ELECTRICAL	1.29	3	SEC PAYROLL	.37	1	REAL ESTATE TAX	3.90	2	CLEANING	.11	1
CONTRACT	.44	3	GAS			SEC CONTRACTS	.47	2	BUILDING INS	.23	3	REPAIR/MAINT	.28	3
SUP/MAT/MISC	.08	3	FUEL OIL			SEC OTHER	.02	1	PERS PROP TAX	.13	2	RDS/GROUNDS	.07	1
TRASH REMOVAL	.12	3	PURCH STEAM			**ADMIN TOTAL**	.55	3	OTHER TAX			SECURITY	.37	1
REPR/MAINT TOTAL	.98	3	PURCH CH WTR			PAYROLL	.24	1	**LEASING EXPENSES**	.27	3	ADMINISTRATIVE	.24	1
PAYROLL	.28	3	COAL			MGMT FEES	.48	3	ADV/PROMOTION	.11	2	**TOTAL CONTRACTS**	1.55	3
ELEVATOR	.13	3	WATER/SEWER	.05	3	LEGAL FEES	.06	1	COMM/FEES	.25	2	CLEANING	.44	3
HVAC	.12	3	**RDS/GNDS/SEC TOTAL**	.52	3	AUDIT FEES	.03	1	TENANT ALTS	.81	2	REPAIR/MAINT	.42	3
ELECTRICAL	.03	2	RDS/GNDS TOTAL	.06	3	GEN OFC EXP	.01	3	BUY/OUTS			RDS/GROUNDS		
STRUCT/ROOF	.06	2	RDS/GNDS PAYRL	.07	1	OTHER ADM EXP	.00	2				SECURITY	.47	2
PLUMBING	.01	2	RDS/GNDS CONTR									ADMINISTRATIVE	.47	3
FIRE/LIFE SFTY	.02	2	RDS/GNDS OTHER	.06	3									
OTHER MAINT/SUP	.13	3												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	2,488,812 SQ. FT.				2,468,929 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					12.27	12.69	10.45	15.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	12.06	12.48	9.76	15.50				
MISCELLANEOUS	15	.10	.08	.01	.19				
TOTAL INCOME	18	11.98	12.21	9.78	15.50				
EXPENSE									
CLEANING	19	.55	.77	.56	.81	.56	.79	.56	.82
REPAIR-MAINT	19	.66	.66	.44	.90	.66	.66	.44	.97
UTILITIES	19	1.70	1.63	1.49	2.21	1.71	1.63	1.49	2.40
RDS/GRNDS/SEC	17	.62	.46	.31	.51	.62	.46	.31	.51
ADMINISTRATIVE	19	1.28	.80	.54	1.45	1.28	.80	.54	1.45
TOTAL OPER EXP	19	4.48	4.32	3.59	5.35	4.51	4.32	3.59	5.81
FIXED EXPENSES	19	2.03	1.57	1.16	2.63	2.03	1.57	1.16	2.63
TOTAL OPER + FIX	19	6.51	6.17	5.67	6.65	6.54	6.17	5.67	6.99
LEASING EXP	17	.26	.38	.18	.75				
TOTAL PAYROLL	17	.83	.51	.43	.71				
TOTAL CONTRACT	18	1.36	1.45	.81	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3421	18
AVG SQFT/RETAIL TENANT	850	1
AVG SQFT/OFFICE WORKER	204	8
AVG % OFFICE OCCUPANCY	76.0	19
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	14.75	18
RENTABLE/GROSS SQFT	.93	17

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.77	19	**UTILITIES TOTAL**	1.63	19	SECURITY TOTAL	.21	17	**FIXED EXP TOTAL**	1.57	19	**TOTAL PAYROLL**	.51	17
PAYROLL	.10	5	ELECTRICAL	1.56	19	SEC PAYROLL	1.15	2	REAL ESTATE TAX	1.37	19	CLEANING	.10	5
CONTRACT	.52	18	GAS	.01	2	SEC CONTRACTS	.18	14	BUILDING INS	.19	16	REPAIR/MAINT	.30	15
SUP/MAT/MISC	.07	17	FUEL OIL	.00	1	SEC OTHER	.03	6	PERS PROP TAX	.00	16	RDS/GROUNDS	.07	3
TRASH REMOVAL	.11	18	PURCH STEAM			**ADMIN TOTAL**	.80	19	OTHER TAX	.00	6	SECURITY	1.15	2
REPR/MAINT TOTAL	.66	19	PURCH CH WTR			PAYROLL	.39	17	**LEASING EXPENSES**	.38	17	ADMINISTRATIVE	.31	16
PAYROLL	.30	15	COAL			MGMT FEES	.51	17	ADV/PROMOTION	.04	15	**TOTAL CONTRACTS**	1.45	18
ELEVATOR	.06	19	WATER/SEWER	.06	18	LEGAL FEES	.02	15	COMM/FEES	.11	15	CLEANING	.52	18
HVAC	.14	19	**RDS/GNDS/SEC TOTAL**	.46	17	AUDIT FEES	.02	11	TENANT ALTS	.28	9	REPAIR/MAINT	.21	15
ELECTRICAL	.02	17	RDS/GNDS TOTAL	.16	17	GEN OFC EXP	.03	18	BUY-OUTS			RDS/GROUNDS	.12	16
STRUCT/ROOF	.01	15	RDS/GNDS PAYRL	.07	3	OTHER ADM EXP	.01	15				SECURITY	.18	14
PLUMBING	.01	17	RDS/GNDS CONTR	.12	16							ADMINISTRATIVE	.46	16
FIRE/LIFE SFTY	.02	9	RDS/GNDS OTHER	.03	15									
OTHER MAINT/SUP	.17	19												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Miami, FL

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	778,728 SQ. FT.				778,728 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					12.43	13.21	10.45	15.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	12.43	13.21	10.45	15.50				
MISCELLANEOUS	3	.10	.01						
TOTAL INCOME	4	12.52	13.33	10.57	15.50				
EXPENSE									
CLEANING	5	.75	.80	.56	.94	.75	.80	.56	.94
REPAIR-MAINT	5	.66	.64	.44	.85	.66	.64	.44	.85
UTILITIES	5	1.91	1.57	1.39	2.62	1.91	1.57	1.39	2.62
RDS/GRNDS/SEC	5	.67	.40	.16	1.49	.67	.40	.16	1.49
ADMINISTRATIVE	5	.57	.61	.40	.80	.57	.61	.40	.80
TOTAL OPER EXP	5	4.56	3.94	3.20	6.50	4.56	3.94	3.20	6.50
FIXED EXPENSES	5	1.87	1.65	1.16	2.99	1.87	1.65	1.16	2.99
TOTAL OPER + FIX	5	6.43	5.74	4.79	8.98	6.43	5.74	4.79	8.98
LEASING EXP	4	.45	.38	.23	.58				
TOTAL PAYROLL	5	.99	.50	.43	1.93				
TOTAL CONTRACT	5	1.18	1.33	.78	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5649	5
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	241	4
AVG % OFFICE OCCUPANCY	94.3	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	14.88	4
RENTABLE/GROSS SQFT	.91	4

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.80	5	**UTILITIES TOTAL**	1.57	5	SECURITY TOTAL	.20	5	**FIXED EXP TOTAL**	1.65	5	**TOTAL PAYROLL**	.50	5
PAYROLL	.10	2	ELECTRICAL	1.53	5	SEC PAYROLL	1.15	2	REAL ESTATE TAX	1.41	5	CLEANING	.10	2
CONTRACT	.50	5	GAS	.01	1	SEC CONTRACTS	.14	3	BUILDING INS	.19	3	REPAIR/MAINT	.30	4
SUP/MAT/MISC	.09	5	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX	.02	3	RDS/GROUNDS		
TRASH REMOVAL	.10	5	PURCH STEAM			**ADMIN TOTAL**	.61	5	OTHER TAX	.41	2	SECURITY	1.15	2
REPR/MAINT TOTAL	.64	5	PURCH CH WTR			PAYROLL	.27	4	**LEASING EXPENSES**	.38	4	ADMINISTRATIVE	.27	4
PAYROLL	.30	4	COAL			MGMT FEES	.37	3	ADV/PROMOTION	.04	2	**TOTAL CONTRACTS**	1.33	5
ELEVATOR	.06	5	WATER/SEWER	.06	4	LEGAL FEES	.01	2	COMM/FEES	.06	3	CLEANING	.50	5
HVAC	.06	5	**RDS/GNDS/SEC TOTAL**	.40	5	AUDIT FEES	.02	1	TENANT ALTS	.27	4	REPAIR/MAINT	.20	3
ELECTRICAL	.02	4	RDS/GNDS TOTAL	.09	5	GEN OFC EXP	.02	4	BUY-OUTS			RDS/GROUNDS	.12	4
STRUCT/ROOF	.02	4	RDS/GNDS PAYRL			OTHER ADM EXP	.01	2				SECURITY	.14	3
PLUMBING	.01	4	RDS/GNDS CONTR	.12	4							ADMINISTRATIVE	.33	4
FIRE/LIFE SFTY	.01	1	RDS/GNDS OTHER	.02	4									
OTHER MAINT/SUP	.16	5												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Midland, TX

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	294,806 SQ. FT.				294,806 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					9.98	9.98		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	9.98	9.98						
MISCELLANEOUS	6	.33	.33						
TOTAL INCOME	6	10.31	10.31						
EXPENSE									
CLEANING	6	.50	.50			.50	.50		
REPAIR-MAINT	6	.44	.44			.44	.44		
UTILITIES	6	1.21	1.21			1.21	1.21		
RDS/GRNDS/SEC	6	.32	.32			.32	.32		
ADMINISTRATIVE	6	.41	.41			.41	.41		
TOTAL OPER EXP	6	2.89	2.89			2.89	2.89		
FIXED EXPENSES	6	.95	.95			.95	.95		
TOTAL OPER + FIX	6	3.85	3.85			3.85	3.85		
LEASING EXP	6	.14	.14						
TOTAL PAYROLL	6	.35	.35						
TOTAL CONTRACT	6	1.12	1.20						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30323	6
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	400	6
AVG % OFFICE OCCUPANCY	72.0	6
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	8.50	6
RENTABLE/GROSS SQFT	1.00	6

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.50	6	**UTILITIES TOTAL**	1.21	6	SECURITY TOTAL	.15	6	**FIXED EXP TOTAL**	.95	6	**TOTAL PAYROLL**	.35	6
PAYROLL			ELECTRICAL	1.16	6	SEC PAYROLL			REAL ESTATE TAX	.80	6	CLEANING		
CONTRACT	.50	6	GAS			SEC CONTRACTS	.15	6	BUILDING INS	.15	6	REPAIR/MAINT	.19	6
SUP/MAT/MISC	.00	6	FUEL OIL			SEC OTHER			PERS PROP TAX	.00	6	RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.41	6	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.44	6	PURCH CH WTR			PAYROLL	.16	6	**LEASING EXPENSES**	.14	6	ADMINISTRATIVE	.16	6
PAYROLL	.19	6	COAL			MGMT FEES	.20	6	ADV/PROMOTION	.02	6	**TOTAL CONTRACTS**	1.20	6
ELEVATOR	.04	6	WATER/SEWER	.06	6	LEGAL FEES	.00	6	COMM/FEES	.10	6	CLEANING	.50	6
HVAC	.15	6	**RDS/GNDS/SEC TOTAL**	.32	6	AUDIT FEES			TENANT ALTS	.02	6	REPAIR/MAINT	.19	6
ELECTRICAL	.01	6	RDS/GNDS TOTAL	.17	6	GEN OFC EXP	.05	6	BUY-OUTS			RDS/GROUNDS	.16	6
STRUCT/ROOF	.00	6	RDS/GNDS PAYRL			OTHER ADM EXP						SECURITY	.15	6
PLUMBING	.00	6	RDS/GNDS CONTR	.16	6							ADMINISTRATIVE	.20	6
FIRE/LIFE SFTY	.00	6	RDS/GNDS OTHER	.01	6									
OTHER MAINT/SUP	.05	6												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Milwaukee, WI

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	18 BLDS	4,057,127 SQ. FT.				3,842,349 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					15.15	11.74	6.92	14.80
RETAIL AREA	12	8.83	9.88	5.42	14.76				
OTHER AREA	6	4.49	5.50	1.40	9.68				
TOTAL RENT	16	14.77	11.78	7.02	14.25				
MISCELLANEOUS	12	.76	.76	.44	1.17				
TOTAL INCOME	16	15.45	12.64	7.66	14.95				
EXPENSE									
CLEANING	18	.96	.81	.69	1.06	1.00	.84	.76	1.07
REPAIR-MAINT	18	1.19	1.03	.73	1.42	1.25	1.14	.75	1.52
UTILITIES	18	1.42	1.52	1.07	2.04	1.45	1.62	1.09	2.05
RDS/GRNDS/SEC	18	.50	.32	.22	.67	.50	.32	.22	.67
ADMINISTRATIVE	18	.93	.84	.54	1.02	.93	.84	.54	1.02
TOTAL OPER EXP	18	5.00	4.67	4.24	5.22	5.21	4.76	4.53	5.82
FIXED EXPENSES	18	2.25	1.68	1.08	2.26	2.25	1.68	1.08	2.26
TOTAL OPER + FIX	18	7.25	6.37	5.69	7.56	7.46	6.52	6.06	7.73
LEASING EXP	15	.82	.12	.08	.78				
TOTAL PAYROLL	18	1.39	1.12	.64	1.67				
TOTAL CONTRACT	18	1.42	1.14	.87	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6931	16
AVG SQFT/RETAIL TENANT	2697	12
AVG SQFT/OFFICE WORKER	217	16
AVG % OFFICE OCCUPANCY	93.8	18
AVG % RETAIL OCCUPANCY	95.0	12
AVG $ RATE YR-END RENT	14.75	17
RENTABLE/GROSS SQFT	.85	14

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.81**	**18**
PAYROLL	.47	13
CONTRACT	.52	18
SUP/MAT/MISC	.07	16
TRASH REMOVAL	.05	17
REPR/MAINT TOTAL	**1.03**	**18**
PAYROLL	.37	18
ELEVATOR	.21	18
HVAC	.07	18
ELECTRICAL	.06	18
STRUCT/ROOF	.02	12
PLUMBING	.02	16
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.16	17

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.52**	**18**
ELECTRICAL	1.16	17
GAS	.01	8
FUEL OIL		
PURCH STEAM	.39	15
PURCH CH WTR		
COAL		
WATER/SEWER	.07	17
RDS/GNDS/SEC TOTAL	**.32**	**18**
RDS/GNDS TOTAL	.07	13
RDS/GNDS PAYRL	.02	8
RDS/GNDS CONTR	.02	11
RDS/GNDS OTHER	.01	10

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.27	17
SEC PAYROLL	.18	11
SEC CONTRACTS	.13	16
SEC OTHER	.03	4
ADMIN TOTAL	**.84**	**18**
PAYROLL	.30	12
MGMT FEES	.61	15
LEGAL FEES	.03	12
AUDIT FEES	.05	4
GEN OFC EXP	.06	15
OTHER ADM EXP	.05	15

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.68**	**18**
REAL ESTATE TAX	1.47	18
BUILDING INS	.17	18
PERS PROP TAX	.02	7
OTHER TAX	.01	5
LEASING EXPENSES	**.12**	**15**
ADV/PROMOTION	.01	13
COMM/FEES	.10	13
TENANT ALTS	.04	10
BUY-OUTS	.35	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.12**	**18**
CLEANING	.47	13
REPAIR/MAINT	.37	18
RDS/GROUNDS	.02	8
SECURITY	.18	11
ADMINISTRATIVE	.26	13
TOTAL CONTRACTS	**1.14**	**18**
CLEANING	.52	18
REPAIR/MAINT	.27	18
RDS/GROUNDS	.02	11
SECURITY	.13	16
ADMINISTRATIVE	.60	11

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***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	332,323 SQ. FT.				292,447 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.44	8.45		
RETAIL AREA	2	5.13	4.16						
OTHER AREA	2	2.33	3.80						
TOTAL RENT	3	8.63	8.41						
MISCELLANEOUS	2	.67	.67						
TOTAL INCOME	3	9.09	9.25						
EXPENSE									
CLEANING	4	.74	.76	.64	.89	.80	.80	.74	.89
REPAIR-MAINT	4	.86	.86	.59	1.05	.93	.96	.59	1.22
UTILITIES	4	1.37	1.27	1.07	1.63	1.48	1.48	1.08	1.84
RDS/GRNDS/SEC	4	.55	.24	.23	1.10	.55	.24	.23	1.10
ADMINISTRATIVE	4	.64	.47	.23	.99	.64	.47	.22	.99
TOTAL OPER EXP	4	4.17	4.37	3.75	4.67	4.56	4.61	4.50	4.70
FIXED EXPENSES	4	1.36	1.61	1.11	1.68	1.36	1.61	1.11	1.68
TOTAL OPER + FIX	4	5.53	6.03	4.93	6.28	5.93	6.25	5.68	6.31
LEASING EXP	3	.38	.12						
TOTAL PAYROLL	4	1.38	1.51	.89	2.04				
TOTAL CONTRACT	4	.97	.92	.81	1.11				

OCCUPANCY INFO		BLDS
AVG SQFT/OFFICE TENANT	1727	3
AVG SQFT/RETAIL TENANT	2124	1
AVG SQFT/OFFICE WORKER	183	3
AVG % OFFICE OCCUPANCY	84.6	4
AVG % RETAIL OCCUPANCY	94.0	1
AVG $ RATE YR-END RENT	12.17	3
RENTABLE/GROSS SQFT	.91	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.76**	**4**
PAYROLL	.53	3
CONTRACT	.32	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	**.86**	**4**
PAYROLL	.43	4
ELEVATOR	.17	4
HVAC	.05	4
ELECTRICAL	.05	4
STRUCT/ROOF	.02	4
PLUMBING	.02	4
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.27**	**4**
ELECTRICAL	1.16	3
GAS	.77	1
FUEL OIL		
PURCH STEAM	.42	3
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	**.24**	**4**
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL	.07	1
RDS/GNDS CONTR	.00	1
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	4
SEC PAYROLL	.18	4
SEC CONTRACTS	.06	4
SEC OTHER	.00	1
ADMIN TOTAL	**.47**	**4**
PAYROLL	.28	2
MGMT FEES	.38	4
LEGAL FEES	.03	2
AUDIT FEES		
GEN OFC EXP	.03	3
OTHER ADM EXP	.02	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.61**	**4**
REAL ESTATE TAX	1.42	4
BUILDING INS	.11	4
PERS PROP TAX		
OTHER TAX	.22	1
LEASING EXPENSES	**.12**	**3**
ADV/PROMOTION	.02	3
COMM/FEES	.08	3
TENANT ALTS	.02	2
BUY-OUTS	.37	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.51**	**4**
CLEANING	.53	3
REPAIR/MAINT	.43	4
RDS/GROUNDS	.07	1
SECURITY	.18	4
ADMINISTRATIVE	.10	3
TOTAL CONTRACTS	**.92**	**4**
CLEANING	.32	4
REPAIR/MAINT	.17	4
RDS/GROUNDS	.00	1
SECURITY	.06	4
ADMINISTRATIVE	.66	2

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

Milwaukee, WI

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	841,319 SQ. FT.				782,672 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					11.56	11.09	6.78	14.31
RETAIL AREA	3	10.48	10.19						
OTHER AREA	2	4.41	4.78						
TOTAL RENT	5	11.45	11.09	7.29	14.21				
MISCELLANEOUS	4	.89	.83	.74	1.12				
TOTAL INCOME	5	12.20	11.99	7.96	14.95				
EXPENSE									
CLEANING	6	.65	.79	.59	1.10	.91	.91	.66	1.10
REPAIR-MAINT	6	1.24	1.25	.80	1.54	1.34	1.32	.89	1.72
UTILITIES	6	1.96	2.13	1.33	2.23	2.04	2.16	1.33	2.47
RDS/GRNDS/SEC	6	.39	.23	.11	.73	.39	.23	.11	.73
ADMINISTRATIVE	6	.78	.73	.55	1.02	.78	.73	.55	1.02
TOTAL OPER EXP	6	5.22	4.96	3.93	6.25	5.54	5.50	4.19	6.56
FIXED EXPENSES	6	1.73	1.49	.61	2.58	1.73	1.49	.61	2.58
TOTAL OPER+FIX	6	6.96	6.16	4.83	8.83	7.28	6.52	5.27	9.14
LEASING EXP	4	.32	.10	.09	.40				
TOTAL PAYROLL	6	1.01	1.11	.49	1.57				
TOTAL CONTRACT	6	1.57	1.19	.83	2.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4039	5
AVG SQFT/RETAIL TENANT	2014	3
AVG SQFT/OFFICE WORKER	237	5
AVG % OFFICE OCCUPANCY	94.1	6
AVG % RETAIL OCCUPANCY	95.8	3
AVG $ RATE YR-END RENT	13.71	6
RENTABLE/GROSS SQFT	.89	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.79	6
PAYROLL	.24	5
CONTRACT	.65	6
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	1.25	6
PAYROLL	.43	6
ELEVATOR	.18	6
HVAC	.08	6
ELECTRICAL	.07	6
STRUCT/ROOF	.00	3
PLUMBING	.04	6
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.28	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.13	6
ELECTRICAL	1.50	6
GAS	.01	4
FUEL OIL		
PURCH STEAM	.47	6
PURCH CH WTR		
COAL		
WATER/SEWER	.03	6
RDS/GNDS/SEC TOTAL	.23	6
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER	.02	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	5
SEC PAYROLL	.21	3
SEC CONTRACTS	.03	5
SEC OTHER	.05	1
ADMIN TOTAL	.73	6
PAYROLL	.33	4
MGMT FEES	.59	4
LEGAL FEES	.02	2
AUDIT FEES	.05	1
GEN OFC EXP	.08	5
OTHER ADM EXP	.07	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.49	6
REAL ESTATE TAX	1.30	6
BUILDING INS	.21	6
PERS PROP TAX	.02	1
OTHER TAX	.00	1
LEASING EXPENSES	.10	4
ADV/PROMOTION	.02	3
COMM/FEES	.07	4
TENANT ALTS	.29	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.11	6
CLEANING	.24	5
REPAIR/MAINT	.43	6
RDS/GROUNDS	.02	2
SECURITY	.21	3
ADMINISTRATIVE	.33	4
TOTAL CONTRACTS	1.19	6
CLEANING	.65	6
REPAIR/MAINT	.36	6
RDS/GROUNDS	.02	4
SECURITY	.03	5
ADMINISTRATIVE	.60	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	883,808 SQ. FT.				871,358 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					12.71	12.31	10.42	14.16
RETAIL AREA									
OTHER AREA	1	3.00	3.00						
TOTAL RENT	10	12.65	12.83	10.61	14.16				
MISCELLANEOUS	7	.22	.21	.04	.34				
TOTAL INCOME	10	12.81	12.89	10.79	14.40				
EXPENSE									
CLEANING	10	.72	.66	.51	.89	.73	.66	.51	.91
REPAIR-MAINT	10	.73	.69	.48	.84	.74	.69	.48	.87
UTILITIES	10	1.64	1.64	1.33	1.89	1.48	1.63	1.31	1.99
RDS/GRNDS/SEC	10	.34	.18	.13	.53	.34	.18	.13	.53
ADMINISTRATIVE	10	.71	.65	.51	1.02	.71	.65	.51	1.02
TOTAL OPER EXP	10	4.13	4.17	3.16	4.65	4.01	4.00	3.16	4.88
FIXED EXPENSES	10	2.13	2.18	1.87	2.45	2.13	2.18	1.67	2.45
TOTAL OPER+FIX	10	6.26	6.24	5.38	7.19	6.14	6.17	5.38	7.10
LEASING EXP	9	.90	.26	.15	2.66				
TOTAL PAYROLL	9	.88	.45	.16	1.25				
TOTAL CONTRACT	10	1.21	1.06	.80	1.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7999	8
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	221	5
AVG % OFFICE OCCUPANCY	91.2	10
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	13.94	10
RENTABLE/GROSS SQFT	.87	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	7
PAYROLL	.64	4
CONTRACT	.35	7
SUP/MAT/MISC	.08	6
TRASH REMOVAL	.07	7
REPR/MAINT TOTAL	.67	7
PAYROLL	.21	6
ELEVATOR	.08	7
HVAC	.11	7
ELECTRICAL	.03	4
STRUCT/ROOF	.02	5
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.24	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.78	7
ELECTRICAL	1.54	7
GAS	.14	4
FUEL OIL		
PURCH STEAM	.46	1
PURCH CH WTR	.47	1
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.20	7
RDS/GNDS TOTAL	.13	7
RDS/GNDS PAYRL	.03	4
RDS/GNDS CONTR	.08	7
RDS/GNDS OTHER	.04	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	5
SEC PAYROLL	.39	2
SEC CONTRACTS	.03	2
SEC OTHER	.01	1
ADMIN TOTAL	.73	7
PAYROLL	.06	5
MGMT FEES	.56	7
LEGAL FEES	.10	2
AUDIT FEES	.08	3
GEN OFC EXP	.04	4
OTHER ADM EXP	.12	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.16	7
REAL ESTATE TAX	1.97	7
BUILDING INS	.17	7
PERS PROP TAX	.02	1
OTHER TAX		
LEASING EXPENSES	1.79	6
ADV/PROMOTION	.04	5
COMM/FEES	.36	4
TENANT ALTS	1.37	6
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.88	6
CLEANING	.64	4
REPAIR/MAINT	.21	6
RDS/GROUNDS	.03	4
SECURITY	.39	2
ADMINISTRATIVE	.06	5
TOTAL CONTRACTS	1.06	7
CLEANING	.35	7
REPAIR/MAINT	.17	6
RDS/GROUNDS	.10	7
SECURITY	.03	2
ADMINISTRATIVE	.60	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Milwaukee, WI

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	191,484 SQ. FT.				191,484 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.27	10.39		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.27	10.39						
MISCELLANEOUS	3	.27	.26						
TOTAL INCOME	3	11.54	10.73						
EXPENSE									
CLEANING	3	.52	.51			.52	.51		
REPAIR-MAINT	3	.64	.72			.64	.72		
UTILITIES	3	1.41	1.34			1.41	1.34		
RDS/GRNDS/SEC	3	.15	.15			.15	.15		
ADMINISTRATIVE	3	.80	.56			.80	.56		
TOTAL OPER EXP	3	3.52	3.14			4.55	3.14		
FIXED EXPENSES	3	2.22	2.20			2.22	2.20		
TOTAL OPER + FIX	3	5.75	5.46			6.33	5.46		
LEASING EXP	3	.47	.26						
TOTAL PAYROLL	3	.46	.14						
TOTAL CONTRACT	3	2.04	.85						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4810	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	216	1
AVG % OFFICE OCCUPANCY	85.4	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	13.70	3
RENTABLE/GROSS SQFT	.87	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	1
PAYROLL	.55	1
CONTRACT	.05	1
SUP/MAT/MISC	.09	1
TRASH REMOVAL	.07	1
REPR/MAINT TOTAL	.72	1
PAYROLL	.14	1
ELEVATOR	.14	1
HVAC	.17	1
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.26	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.31	1
ELECTRICAL	1.28	1
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	1
RDS/GNDS/SEC TOTAL	.16	1
RDS/GNDS TOTAL	.11	1
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.05	1
RDS/GNDS OTHER	.04	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	1
SEC PAYROLL		
SEC CONTRACTS	.05	1
SEC OTHER		
ADMIN TOTAL	1.31	1
PAYROLL	.34	1
MGMT FEES	.73	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.14	1
OTHER ADM EXP	.10	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.16	1
REAL ESTATE TAX	1.95	1
BUILDING INS	.21	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.94	1
ADV/PROMOTION	.04	1
COMM/FEES		
TENANT ALTS	.90	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.06	1
CLEANING	.55	1
REPAIR/MAINT	.14	1
RDS/GROUNDS	.02	1
SECURITY		
ADMINISTRATIVE	.34	1
TOTAL CONTRACTS	1.06	1
CLEANING	.05	1
REPAIR/MAINT	.16	1
RDS/GROUNDS	.10	1
SECURITY	.05	1
ADMINISTRATIVE	.73	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	647,934 SQ. FT.				635,484 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					13.17	14.10	11.28	14.68
RETAIL AREA									
OTHER AREA	1	3.00	3.00						
TOTAL RENT	5	13.05	14.10	11.05	14.68				
MISCELLANEOUS	3	.21	.04						
TOTAL INCOME	5	13.19	14.10	11.07	14.92				
EXPENSE									
CLEANING	5	.78	.72	.61	1.07	.80	.80	.61	1.07
REPAIR-MAINT	5	.76	.78	.58	.90	.78	.78	.58	.94
UTILITIES	5	1.67	1.67	1.46	1.89	1.46	1.67	1.06	1.99
RDS/GRNDS/SEC	5	.41	.51	.23	.59	.41	.51	.23	.59
ADMINISTRATIVE	5	.66	.67	.60	.73	.66	.67	.60	.73
TOTAL OPER EXP	5	4.28	4.36	4.00	4.65	4.26	4.07	3.74	4.88
FIXED EXPENSES	5	2.11	2.10	1.80	2.60	2.11	2.10	1.80	2.60
TOTAL OPER + FIX	5	6.39	6.31	5.93	7.19	6.44	6.18	5.92	7.10
LEASING EXP	5	.94	.16	.12	2.66				
TOTAL PAYROLL	5	.74	.45	.27	1.61				
TOTAL CONTRACT	5	1.29	1.16	.99	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12975	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	219	3
AVG % OFFICE OCCUPANCY	92.7	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	13.91	5
RENTABLE/GROSS SQFT	.87	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.88	4
PAYROLL	.77	2
CONTRACT	.30	4
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	.73	4
PAYROLL	.27	4
ELEVATOR	.13	4
HVAC	.10	4
ELECTRICAL	.03	4
STRUCT/ROOF	.02	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.29	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.73	4
ELECTRICAL	1.28	4
GAS	.02	3
FUEL OIL		
PURCH STEAM	.46	1
PURCH CH WTR	.47	1
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.53	4
RDS/GNDS TOTAL	.22	4
RDS/GNDS PAYRL	.14	2
RDS/GNDS CONTR	.11	4
RDS/GNDS OTHER	.06	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.20	4
SEC PAYROLL	.39	2
SEC CONTRACTS	.01	1
SEC OTHER	.01	1
ADMIN TOTAL	.70	4
PAYROLL	.05	3
MGMT FEES	.52	4
LEGAL FEES	.10	2
AUDIT FEES	.06	2
GEN OFC EXP	.03	3
OTHER ADM EXP	.08	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.35	4
REAL ESTATE TAX	2.19	4
BUILDING INS	.17	4
PERS PROP TAX	.02	1
OTHER TAX		
LEASING EXPENSES	1.41	4
ADV/PROMOTION	.08	3
COMM/FEES	.36	4
TENANT ALTS	.95	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.95	4
CLEANING	.77	2
REPAIR/MAINT	.27	4
RDS/GROUNDS	.14	2
SECURITY	.39	2
ADMINISTRATIVE	.05	3
TOTAL CONTRACTS	1.27	4
CLEANING	.30	4
REPAIR/MAINT	.22	4
RDS/GROUNDS	.11	4
SECURITY	.01	1
ADMINISTRATIVE	.56	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Minneapolis, MN

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	43 BLDS	10,571,623 SQ. FT.				9,628,528 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	37					15.56	11.39	4.67	18.56
RETAIL AREA	17	14.40	8.91	3.62	21.72				
OTHER AREA	8	3.81	9.86	3.23	17.02				
TOTAL RENT	41	14.81	10.19	4.67	18.70				
MISCELLANEOUS	32	1.33	.25	.08	.70				
TOTAL INCOME	41	15.96	10.88	4.71	18.84				
EXPENSE									
CLEANING	36	.92	.89	.74	1.02	1.01	.94	.85	1.08
REPAIR-MAINT	42	1.05	.92	.27	1.35	1.14	.99	.29	1.39
UTILITIES	42	1.27	1.13	.35	1.49	1.33	1.28	.38	1.59
RDS/GRNDS/SEC	42	.32	.22	.12	.43	.32	.22	.12	.43
ADMINISTRATIVE	42	1.04	.77	.39	.95	1.04	.77	.39	.95
TOTAL OPER EXP	35	4.80	4.47	3.71	5.49	4.88	4.58	4.06	5.99
FIXED EXPENSES	43	4.57	3.36	1.45	4.78	4.57	3.36	1.45	4.78
TOTAL OPER + FIX	35	9.59	8.95	6.90	10.19	9.45	8.96	7.35	10.63
LEASING EXP	37	.40	.09	.03	.68				
TOTAL PAYROLL	33	.89	.53	.39	.95				
TOTAL CONTRACT	43	1.62	1.21	.47	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8161	42
AVG SQFT/RETAIL TENANT	2935	20
AVG SQFT/OFFICE WORKER	238	30
AVG % OFFICE OCCUPANCY	92.8	43
AVG % RETAIL OCCUPANCY	89.1	22
AVG $ RATE YR-END RENT	13.29	40
RENTABLE/GROSS SQFT	.90	38

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.91	33
PAYROLL	.04	13
CONTRACT	.76	33
SUP/MAT/MISC	.07	31
TRASH REMOVAL	.05	33
REPR/MAINT TOTAL	.99	33
PAYROLL	.37	27
ELEVATOR	.15	33
HVAC	.10	33
ELECTRICAL	.03	32
STRUCT/ROOF	.09	19
PLUMBING	.01	31
FIRE/LIFE SFTY	.03	10
OTHER MAINT/SUP	.16	33

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.33	33
ELECTRICAL	.79	33
GAS	.04	16
FUEL OIL	.01	4
PURCH STEAM	.35	23
PURCH CH WTR	.56	9
COAL		
WATER/SEWER	.06	33
RDS/GNDS/SEC TOTAL	.20	33
RDS/GNDS TOTAL	.03	22
RDS/GNDS PAYRL	.03	4
RDS/GNDS CONTR	.02	13
RDS/GNDS OTHER	.02	15

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.27	33
SEC PAYROLL	.10	10
SEC CONTRACTS	.20	32
SEC OTHER	.01	15
ADMIN TOTAL	.89	32
PAYROLL	.24	21
MGMT FEES	.58	28
LEGAL FEES	.04	15
AUDIT FEES	.02	16
GEN OFC EXP	.11	23
OTHER ADM EXP	.04	28

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	4.16	33
REAL ESTATE TAX	3.84	33
BUILDING INS	.25	33
PERS PROP TAX		
OTHER TAX	.08	5
LEASING EXPENSES	.38	27
ADV/PROMOTION	.02	22
COMM/FEES	.06	22
TENANT ALTS	.37	16
BUY-OUTS	.22	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.48	31
CLEANING	.04	13
REPAIR/MAINT	.40	27
RDS/GROUNDS	.03	4
SECURITY	.10	10
ADMINISTRATIVE	.24	21
TOTAL CONTRACTS	1.80	33
CLEANING	.76	33
REPAIR/MAINT	.20	26
RDS/GROUNDS	.02	13
SECURITY	.20	32
ADMINISTRATIVE	.66	25

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	132,396 SQ. FT.				129,073 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					8.48	4.10		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.27	4.10						
MISCELLANEOUS	2	.64	.65						
TOTAL INCOME	3	8.71	4.10						
EXPENSE									
CLEANING	2	.81	.80			.84	.86		
REPAIR-MAINT	2	1.21	1.22			1.26	1.25		
UTILITIES	2	.77	.76			.80	.81		
RDS/GRNDS/SEC	2	.51	.51			.51	.51		
ADMINISTRATIVE	3	.65	.73			.65	.73		
TOTAL OPER EXP	2	4.10	4.08			2.88	4.31		
FIXED EXPENSES	3	1.93	1.26			1.93	1.26		
TOTAL OPER + FIX	2	6.39	6.36			4.81	6.59		
LEASING EXP	2	.06	.06						
TOTAL PAYROLL	2	.83	.84						
TOTAL CONTRACT	3	1.33	.66						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6206	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	202	1
AVG % OFFICE OCCUPANCY	91.4	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	8.24	3
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.59	1
PAYROLL	.01	1
CONTRACT	1.33	1
SUP/MAT/MISC	.10	1
TRASH REMOVAL	.15	1
REPR/MAINT TOTAL	.91	1
PAYROLL	.37	1
ELEVATOR	.18	1
HVAC	.13	1
ELECTRICAL	.01	1
STRUCT/ROOF		
PLUMBING	.00	1
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.22	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.39	1
ELECTRICAL	.82	1
GAS		
FUEL OIL		
PURCH STEAM	.49	1
PURCH CH WTR		
COAL		
WATER/SEWER	.08	1
RDS/GNDS/SEC TOTAL	.84	1
RDS/GNDS TOTAL	.03	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.81	1
SEC PAYROLL		
SEC CONTRACTS	.81	1
SEC OTHER		
ADMIN TOTAL	.87	1
PAYROLL		
MGMT FEES	.73	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.10	1
OTHER ADM EXP	.04	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.36	1
REAL ESTATE TAX	3.18	1
BUILDING INS	.14	1
PERS PROP TAX		
OTHER TAX	.04	1
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.38	1
CLEANING	.01	1
REPAIR/MAINT	.37	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.90	1
CLEANING	1.33	1
REPAIR/MAINT		
RDS/GROUNDS	.03	1
SECURITY	.81	1
ADMINISTRATIVE	.73	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Minneapolis, MN

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	413,466 SQ. FT.				404,113 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					4.05	4.62	1.96	7.00
RETAIL AREA	1	1.00	1.00						
OTHER AREA	1	14.40	14.40						
TOTAL RENT	6	4.14	4.62	1.96	6.93				
MISCELLANEOUS	3	.24	.19						
TOTAL INCOME	6	4.27	4.71	2.12	7.02				
EXPENSE									
CLEANING	3	55	.70			.58	.84		
REPAIR-MAINT	6	.38	.11	.06	.93	.39	.11	.06	1.04
UTILITIES	6	.48	.19	.03	1.16	.49	.19	.03	1.30
RDS/GRNDS/SEC	6	.12	.13	.05	.17	.12	13	.05	.17
ADMINISTRATIVE	6	.39	.29	.20	.59	.39	.29	.20	.50
TOTAL OPER EXP	2	3.58	3.61			1.70	3.97		
FIXED EXPENSES	6	2.20	1.41	1.34	3.49	2.20	1.41	1.34	3.49
TOTAL OPER+FIX	2	7.22	7.10			3.90	7.47		
LEASING EXP	6	.14	.03	.03	.32				
TOTAL PAYROLL	2	.32	.35						
TOTAL CONTRACT	6	.57	.31	.25	1.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6106	6
AVG SQFT/RETAIL TENANT	127	1
AVG SQFT/OFFICE WORKER	661	1
AVG % OFFICE OCCUPANCY	80.1	6
AVG % RETAIL OCCUPANCY	3.0	1
AVG $ RATE YR-END RENT	6.49	6
RENTABLE/GROSS SQFT	.96	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.80	2
PAYROLL		
CONTRACT	.69	2
SUP/MAT/MISC	.11	1
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	.93	2
PAYROLL	.35	2
ELEVATOR	.09	2
HVAC	.20	2
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING	.02	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.24	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.16	2
ELECTRICAL	.81	2
GAS	.02	2
FUEL OIL		
PURCH STEAM	.58	1
PURCH CH WTR		
COAL		
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.13	2
RDS/GNDS TOTAL	.01	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.12	2
SEC PAYROLL		
SEC CONTRACTS	.12	2
SEC OTHER		
ADMIN TOTAL	.59	2
PAYROLL		
MGMT FEES	.51	2
LEGAL FEES	.04	1
AUDIT FEES		
GEN OFC EXP	.04	2
OTHER ADM EXP	.02	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.49	2
REAL ESTATE TAX	3.18	2
BUILDING INS	.32	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.32	2
ADV/PROMOTION	.03	2
COMM/FEES	.06	1
TENANT ALTS	.25	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.35	2
CLEANING		
REPAIR/MAINT	.35	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.09	2
CLEANING	.69	2
REPAIR/MAINT	.08	2
RDS/GROUNDS	.01	1
SECURITY	.12	2
ADMINISTRATIVE	.39	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	2,784,069 SQ. FT.				2,649,136 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					13.46	12.95	5.04	19.73
RETAIL AREA	6	11.79	13.38	3.62	44.48				
OTHER AREA	2	5.88	12.55						
TOTAL RENT	14	13.37	12.42	5.04	20.19				
MISCELLANEOUS	10	.61	.35	.05	1.01				
TOTAL INCOME	14	13.81	12.75	5.07	20.21				
EXPENSE									
CLEANING	13	1.00	.89	.78	1.03	1.05	.93	.82	1.08
REPAIR-MAINT	16	1.18	1.00	.27	1.53	1.23	1.04	.29	1.72
UTILITIES	16	1.26	1.28	.51	1.58	1 29	1.32	.56	1.66
RDS/GRNDS/SEC	16	.41	.28	.10	.56	.41	.28	.10	.56
ADMINISTRATIVE	15	.86	.78	.40	.97	.86	.78	.40	.97
TOTAL OPER EXP	13	5.19	4.58	3.99	6.22	4.72	5.00	4.17	6.51
FIXED EXPENSES	16	4.76	3.52	1.90	4.51	4.76	3.52	1.90	4.51
TOTAL OPER+FIX	13	10.52	8.59	7.17	11.18	9.48	8.59	7.53	11.26
LEASING EXP	12	.77	.56	.07	.89				
TOTAL PAYROLL	11	1.11	.54	.35	.82				
TOTAL CONTRACT	16	1.61	1.65	.74	2.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5646	16
AVG SQFT/RETAIL TENANT	2066	5
AVG SQFT/OFFICE WORKER	240	10
AVG % OFFICE OCCUPANCY	88.9	16
AVG % RETAIL OCCUPANCY	74.0	5
AVG $ RATE YR-END RENT	13.30	13
RENTABLE/GROSS SQFT	.87	15

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.90	12
PAYROLL	.04	6
CONTRACT	.74	12
SUP/MAT/MISC	.06	11
TRASH REMOVAL	.05	12
REPR/MAINT TOTAL	1.18	12
PAYROLL	.42	10
ELEVATOR	.15	12
HVAC	.11	12
ELECTRICAL	.04	11
STRUCT/ROOF	.11	7
PLUMBING	.01	10
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.20	12

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.32	12
ELECTRICAL	.75	12
GAS	.05	4
FUEL OIL		
PURCH STEAM	.56	8
PURCH CH WTR	.49	3
COAL		
WATER/SEWER	.05	12
RDS/GNDS/SEC TOTAL	.37	12
RDS/GNDS TOTAL	.02	11
RDS/GNDS PAYRL	.04	1
RDS/GNDS CONTR	.02	7
RDS/GNDS OTHER	.02	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.30	12
SEC PAYROLL	.11	4
SEC CONTRACTS	.27	12
SEC OTHER	.01	5
ADMIN TOTAL	.92	11
PAYROLL	.24	5
MGMT FEES	.55	10
LEGAL FEES	.05	7
AUDIT FEES	.03	4
GEN OFC EXP	.11	8
OTHER ADM EXP	.05	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	4.14	12
REAL ESTATE TAX	3.90	12
BUILDING INS	.20	12
PERS PROP TAX		
OTHER TAX	.09	4
LEASING EXPENSES	.70	8
ADV/PROMOTION	.02	7
COMM/FEES	.09	7
TENANT ALTS	.70	7
BUY-OUTS	.44	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.53	10
CLEANING	.04	6
REPAIR/MAINT	.42	10
RDS/GROUNDS	.04	1
SECURITY	.11	4
ADMINISTRATIVE	.24	5
TOTAL CONTRACTS	1.84	12
CLEANING	.74	12
REPAIR/MAINT	.24	9
RDS/GROUNDS	.02	7
SECURITY	.27	12
ADMINISTRATIVE	.56	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Minneapolis, MN

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,121,267 SQ. FT.				2,096,379 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					15.87	18.54	10.66	19.06
RETAIL AREA	1	.24	.24						
OTHER AREA									
TOTAL RENT	5	15.89	18.54	10.46	19.39				
MISCELLANEOUS	4	.21	.13	.10	.33				
TOTAL INCOME	5	16.06	18.68	10.53	19.69				
EXPENSE									
CLEANING	5	1.01	1.04	.82	1.15	1.02	1.04	.84	1.15
REPAIR-MAINT	5	1.02	.99	.85	1.18	1.03	.99	.87	1.18
UTILITIES	5	1.26	1.33	.92	1.61	1.26	1.33	.92	1.61
RDS/GRNDS/SEC	5	.28	.28	.16	.39	.28	.28	.16	.39
ADMINISTRATIVE	5	.93	.91	.76	1.09	.93	.91	.76	1.09
TOTAL OPER EXP	5	4.51	4.52	3.93	5.01	4.54	4.52	3.99	5.02
FIXED EXPENSES	5	4.60	4.79	3.47	5.33	4.60	4.79	3.47	5.33
TOTAL OPER + FIX	5	9.11	9.94	7.40	10.02	9.14	9.95	7.47	10.02
LEASING EXP	5	.18	.06	.01	.43				
TOTAL PAYROLL	5	.61	.53	.42	.85				
TOTAL CONTRACT	5	2.10	2.31	1.38	2.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13156	5
AVG SQFT/RETAIL TENANT	1556	2
AVG SQFT/OFFICE WORKER	248	5
AVG % OFFICE OCCUPANCY	95.4	5
AVG % RETAIL OCCUPANCY	94.5	3
AVG $ RATE YR-END RENT	22.85	5
RENTABLE/GROSS SQFT	.82	5

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.04	5	**UTILITIES TOTAL**	1.33	5	SECURITY TOTAL	.23	5	**FIXED EXP TOTAL**	4.79	5	**TOTAL PAYROLL**	.53	5
PAYROLL	.06	2	ELECTRICAL	.88	5	SEC PAYROLL	.04	1	REAL ESTATE TAX	4.72	5	CLEANING	.06	2
CONTRACT	.91	5	GAS	.04	3	SEC CONTRACTS	.23	5	BUILDING INS	.32	5	REPAIR/MAINT	.35	5
SUP/MAT/MISC	.07	5	FUEL OIL	.00	1	SEC OTHER	.02	1	PERS PROP TAX			RDS/GROUNDS	.01	2
TRASH REMOVAL	.06	5	PURCH STEAM	.26	3	**ADMIN TOTAL**	.91	5	OTHER TAX			SECURITY	.04	1
REPR/MAINT TOTAL	.99	5	PURCH CH WTR	.57	1	PAYROLL	.23	3	**LEASING EXPENSES**	.06	5	ADMINISTRATIVE	.23	3
PAYROLL	.35	5	COAL			MGMT FEES	.60	5	ADV/PROMOTION	.01	5	**TOTAL CONTRACTS**	2.31	5
ELEVATOR	.20	5	WATER/SEWER	.07	5	LEGAL FEES	.01	2	COMM/FEES	.01	3	CLEANING	.91	5
HVAC	.07	5	**RDS/GNDS/SEC TOTAL**	.28	5	AUDIT FEES	.01	3	TENANT ALTS	.36	2	REPAIR/MAINT	.41	3
ELECTRICAL	.03	5	RDS/GNDS TOTAL	.06	4	GEN OFC EXP	.09	2	BUY-OUTS			RDS/GROUNDS	.05	4
STRUCT/ROOF	.10	2	RDS/GNDS PAYRL	.01	2	OTHER ADM EXP	.04	4				SECURITY	.23	5
PLUMBING	.01	5	RDS/GNDS CONTR	.05	4							ADMINISTRATIVE	.66	5
FIRE/LIFE SFTY	.01	3	RDS/GNDS OTHER	.01	3									
OTHER MAINT/SUP	.18	5												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	62 BLDS	8,932,628 SQ. FT.				8,895,719 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	60					11.37	11.99	7.99	15.10
RETAIL AREA	4	11.55	10.00	3.72	15.71				
OTHER AREA	2	8.35	8.43						
TOTAL RENT	60	11.44	12.37	7.96	15.29				
MISCELLANEOUS	39	.38	.15	.02	.47				
TOTAL INCOME	62	11.89	12.40	8.44	15.53				
EXPENSE									
CLEANING	60	.76	.76	.63	.87	76	.76	.63	.87
REPAIR-MAINT	61	.96	.76	.57	.86	.96	.76	.57	.86
UTILITIES	62	1.22	1.09	.95	1.26	1.22	1.10	.95	1.26
RDS/GRNDS/SEC	60	.44	.23	.17	.37	.44	.23	.17	.37
ADMINISTRATIVE	62	.77	.68	.52	.87	.77	.68	.52	.87
TOTAL OPER EXP	60	4.08	3.55	3.11	4.15	3.89	3.55	3.11	4.15
FIXED EXPENSES	61	2.66	2.81	2.39	3.16	2.66	2.81	2.39	3.16
TOTAL OPER + FIX	60	6.73	6.55	5.89	6.99	6.74	6.55	5.92	6.99
LEASING EXP	49	2.90	1.05	.26	2.29				
TOTAL PAYROLL	55	.68	.27	.16	.46				
TOTAL CONTRACT	59	1.55	1.56	1.29	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3966	54
AVG SQFT/RETAIL TENANT	1452	5
AVG SQFT/OFFICE WORKER	266	45
AVG % OFFICE OCCUPANCY	88.5	58
AVG % RETAIL OCCUPANCY	90.8	5
AVG $ RATE YR-END RENT	14.08	59
RENTABLE/GROSS SQFT	.88	57

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	58	**UTILITIES TOTAL**	1.10	59	SECURITY TOTAL	.07	56	**FIXED EXP TOTAL**	2.72	58	**TOTAL PAYROLL**	.27	52
PAYROLL	.06	10	ELECTRICAL	.97	59	SEC PAYROLL	.08	9	REAL ESTATE TAX	2.57	58	CLEANING	.06	10
CONTRACT	.61	56	GAS	.14	48	SEC CONTRACTS	.07	51	BUILDING INS	.12	58	REPAIR/MAINT	.25	51
SUP/MAT/MISC	.07	34	FUEL OIL	.01	15	SEC OTHER	.01	23	PERS PROP TAX	.00	4	RDS/GROUNDS	.03	16
TRASH REMOVAL	.06	55	PURCH STEAM			**ADMIN TOTAL**	.68	58	OTHER TAX	.00	3	SECURITY	.06	9
REPR/MAINT TOTAL	.76	58	PURCH CH WTR			PAYROLL	.19	22	**LEASING EXPENSES**	1.17	47	ADMINISTRATIVE	.21	20
PAYROLL	.25	51	COAL	.12	1	MGMT FEES	.55	55	ADV/PROMOTION	.01	33	**TOTAL CONTRACTS**	1.56	58
ELEVATOR	.06	57	WATER/SEWER	.05	57	LEGAL FEES	.01	29	COMM/FEES	.36	38	CLEANING	.61	56
HVAC	.09	57	**RDS/GNDS/SEC TOTAL**	.22	56	AUDIT FEES	.03	10	TENANT ALTS	.73	45	REPAIR/MAINT	.30	38
ELECTRICAL	.05	54	RDS/GNDS TOTAL	.15	56	GEN OFC EXP	.05	27	BUY-OUTS	.06	3	RDS/GROUNDS	.10	53
STRUCT/ROOF	.06	18	RDS/GNDS PAYRL	.03	16	OTHER ADM EXP	.02	32				SECURITY	.07	51
PLUMBING	.01	37	RDS/GNDS CONTR	.10	53							ADMINISTRATIVE	.57	48
FIRE/LIFE SFTY	.02	29	RDS/GNDS OTHER	.04	30									
OTHER MAINT/SUP	.24	54												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Minneapolis, MN

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	305,235 SQ. FT.				305,235 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					12.16	13.32	10.22	15.42
RETAIL AREA									
OTHER AREA									
TOTAL RENT	9	12.16	13.32	10.22	15.42				
MISCELLANEOUS	3	.28	.26						
TOTAL INCOME	9	12.27	13.32	10.22	15.64				
EXPENSE									
CLEANING	8	.83	.80	.69	1.00	.83	.80	.69	1.00
REPAIR-MAINT	9	.55	.63	.42	.80	.55	.63	.42	.80
UTILITIES	9	1.31	1.18	.94	1.68	1.31	1.18	.94	1.68
RDS/GRNDS/SEC	9	.27	.20	.13	.38	.27	.20	.13	.38
ADMINISTRATIVE	9	.64	.61	.46	.87	.64	.61	.46	.87
TOTAL OPER EXP	8	3.76	3.64	3.36	4.47	3.48	3.64	3.36	4.47
FIXED EXPENSES	9	3.03	3.04	2.65	3.35	3.03	3.04	2.65	3.35
TOTAL OPER+FIX	8	6.78	6.80	6.20	7.38	6.51	6.80	6.20	7.38
LEASING EXP	7	7.10	.85	.44	1.42				
TOTAL PAYROLL	7	.21	.15	.13	.34				
TOTAL CONTRACT	9	1.59	1.72	1.30	2.17				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3265	9
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	244	8
AVG % OFFICE OCCUPANCY	85.6	9
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	13.35	9
RENTABLE/GROSS SQFT	.90	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.80	8
PAYROLL		
CONTRACT	.70	8
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.06	7
REPR/MAINT TOTAL	.63	8
PAYROLL	.25	5
ELEVATOR	.05	7
HVAC	.10	7
ELECTRICAL	.03	7
STRUCT/ROOF	.10	1
PLUMBING	.02	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.23	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.25	8
ELECTRICAL	1.03	8
GAS	.17	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.12	1
WATER/SEWER	.05	7
RDS/GNDS/SEC TOTAL	.24	8
RDS/GNDS TOTAL	.17	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	8
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	8
SEC PAYROLL		
SEC CONTRACTS	.04	8
SEC OTHER	.02	1
ADMIN TOTAL	.63	8
PAYROLL		
MGMT FEES	.56	8
LEGAL FEES	.06	1
AUDIT FEES	.03	3
GEN OFC EXP	.00	1
OTHER ADM EXP	.04	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.98	8
REAL ESTATE TAX	2.81	8
BUILDING INS	.16	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.95	6
ADV/PROMOTION	.07	2
COMM/FEES	.14	3
TENANT ALTS	1.05	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.25	5
CLEANING		
REPAIR/MAINT	.25	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.77	8
CLEANING	.70	8
REPAIR/MAINT	.14	7
RDS/GROUNDS	.17	8
SECURITY	.04	8
ADMINISTRATIVE	.65	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	747,024 SQ. FT.				746,424 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					12.60	14.13	9.42	15.50
RETAIL AREA									
OTHER AREA									
TOTAL RENT	11	13.25	14.17	9.46	17.02				
MISCELLANEOUS	4	.55	.14	.06	.85				
TOTAL INCOME	11	13.43	14.38	9.46	17.02				
EXPENSE									
CLEANING	11	.73	.73	.66	.81	.73	.73	.66	.81
REPAIR-MAINT	11	.72	.76	.57	.83	.72	.76	.57	.84
UTILITIES	11	1.05	1.08	.97	1.18	1.05	1.08	.97	1.18
RDS/GRNDS/SEC	11	.24	.23	.15	.34	.24	.23	.15	.34
ADMINISTRATIVE	11	.69	.74	.51	.80	.69	.74	.51	.80
TOTAL OPER EXP	11	3.43	3.55	3.11	3.95	3.44	3.55	3.11	3.98
FIXED EXPENSES	11	2.87	2.97	2.49	3.41	2.87	2.97	2.49	3.41
TOTAL OPER+FIX	11	6.31	6.50	6.08	6.86	6.31	6.50	6.08	6.86
LEASING EXP	8	2.74	2.02	.77	4.28				
TOTAL PAYROLL	10	.27	.22	.17	.41				
TOTAL CONTRACT	11	1.80	1.81	1.26	2.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6666	11
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	241	8
AVG % OFFICE OCCUPANCY	90.2	11
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	13.53	10
RENTABLE/GROSS SQFT	.91	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.73	11
PAYROLL	.06	2
CONTRACT	.63	11
SUP/MAT/MISC	.06	6
TRASH REMOVAL	.06	11
REPR/MAINT TOTAL	.76	11
PAYROLL	.24	9
ELEVATOR	.05	11
HVAC	.09	11
ELECTRICAL	.07	10
STRUCT/ROOF	.17	2
PLUMBING	.01	6
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.24	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.06	11
ELECTRICAL	.91	11
GAS	.17	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	11
RDS/GNDS/SEC TOTAL	.23	11
RDS/GNDS TOTAL	.13	11
RDS/GNDS PAYRL	.04	3
RDS/GNDS CONTR	.10	11
RDS/GNDS OTHER	.19	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.04	11
SEC PAYROLL	.00	1
SEC CONTRACTS	.06	10
SEC OTHER	.02	1
ADMIN TOTAL	.74	11
PAYROLL	.21	1
MGMT FEES	.70	11
LEGAL FEES	.01	4
AUDIT FEES	.03	2
GEN OFC EXP	.02	3
OTHER ADM EXP	.02	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.97	11
REAL ESTATE TAX	2.88	11
BUILDING INS	.14	11
PERS PROP TAX		
OTHER TAX	.01	1
LEASING EXPENSES	2.02	8
ADV/PROMOTION	.01	4
COMM/FEES	.45	7
TENANT ALTS	1.43	8
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.22	10
CLEANING	.06	2
REPAIR/MAINT	.24	9
RDS/GROUNDS	.04	3
SECURITY	.00	1
ADMINISTRATIVE	.21	1
TOTAL CONTRACTS	1.81	11
CLEANING	.63	11
REPAIR/MAINT	.49	9
RDS/GROUNDS	.10	11
SECURITY	.06	10
ADMINISTRATIVE	.70	11

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Minneapolis, MN

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,331,269 SQ. FT.				2,306,795 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					10.30	8.77	7.07	16.52
RETAIL AREA	2	16.13	15.71						
OTHER AREA	2	8.35	8.43						
TOTAL RENT	13	10.35	8.87	7.10	16.52				
MISCELLANEOUS	7	.18	.07	.01	.49				
TOTAL INCOME	13	10.46	9.55	7.10	16.84				
EXPENSE									
CLEANING	13	.75	70	.61	.84	.76	.70	.62	.86
REPAIR-MAINT	13	.73	.62	.50	.86	.74	.62	.50	.86
UTILITIES	13	1.04	.93	.81	1.10	1.05	.93	.83	1.11
RDS/GRNDS/SEC	13	.23	.20	.14	.24	.23	.20	14	.24
ADMINISTRATIVE	13	.59	.59	.45	.71	.59	.59	.45	.71
TOTAL OPER EXP	13	3.35	3.16	2.70	3.56	3.37	3.16	2.70	3.67
FIXED EXPENSES	13	2.48	2.72	1.95	3.07	2.48	2.72	1.95	3.07
TOTAL OPER+FIX	13	5.83	5.79	5.05	6.49	5.86	5.89	5.05	6.57
LEASING EXP	12	3.10	1.48	.28	2.13				
TOTAL PAYROLL	12	.40	.32	.27	.42				
TOTAL CONTRACT	12	1.46	1.46	1.12	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2979	13
AVG SQFT/RETAIL TENANT	1919	2
AVG SQFT/OFFICE WORKER	261	11
AVG % OFFICE OCCUPANCY	83.5	13
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.26	13
RENTABLE/GROSS SQFT	.87	11

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.64	11
PAYROLL	.03	1
CONTRACT	.60	11
SUP/MAT/MISC	.07	10
TRASH REMOVAL	.04	11
REPR/MAINT TOTAL	.62	11
PAYROLL	.26	11
ELEVATOR	.06	11
HVAC	.07	11
ELECTRICAL	.04	11
STRUCT/ROOF	.08	1
PLUMBING	.01	8
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.14	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.90	12
ELECTRICAL	.79	12
GAS	.10	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	11
RDS/GNDS/SEC TOTAL	.18	11
RDS/GNDS TOTAL	.10	11
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.08	8
RDS/GNDS OTHER	.04	8

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	11
SEC PAYROLL	.02	1
SEC CONTRACTS	.10	8
SEC OTHER	.00	5
ADMIN TOTAL	.59	11
PAYROLL	.12	5
MGMT FEES	.51	10
LEGAL FEES	.00	5
AUDIT FEES	.03	1
GEN OFC EXP	.06	6
OTHER ADM EXP	.01	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.59	11
REAL ESTATE TAX	2.28	11
BUILDING INS	.16	11
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.78	11
ADV/PROMOTION	.03	10
COMM/FEES	.57	11
TENANT ALTS	.83	10
BUY-OUTS	.43	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.35	11
CLEANING	.03	1
REPAIR/MAINT	.26	11
RDS/GROUNDS	.02	2
SECURITY	.02	1
ADMINISTRATIVE	.12	5
TOTAL CONTRACTS	1.39	11
CLEANING	.60	11
REPAIR/MAINT	.13	9
RDS/GROUNDS	.08	8
SECURITY	.10	8
ADMINISTRATIVE	.52	10

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,513,648 SQ. FT.				1,501,813 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.58	9.55	7.70	13.21
RETAIL AREA	2	4.45	3.72						
OTHER AREA									
TOTAL RENT	4	10.51	9.40	7.68	13.07				
MISCELLANEOUS	2	.15	.17						
TOTAL INCOME	4	10.59	9.56	7.68	13.24				
EXPENSE									
CLEANING	4	.71	.71	.65	.77	.71	.72	.65	.77
REPAIR-MAINT	4	1.04	1.04	.90	1.16	1.04	1.04	.90	1.16
UTILITIES	4	1.29	1.20	1.06	1.48	1.29	1.20	1.07	1.48
RDS/GRNDS/SEC	4	.66	.71	.48	.85	.66	.71	.48	.85
ADMINISTRATIVE	4	1.10	1.04	.84	1.37	1.10	1.04	.84	1.37
TOTAL OPER EXP	4	4.80	4.72	4.33	5.26	4.82	4.76	4.34	5.28
FIXED EXPENSES	4	3.02	2.73	2.47	3.68	3.02	2.73	2.47	3.68
TOTAL OPER+FIX	4	7.82	7.73	7.26	8.47	7.84	7.75	7.28	8.49
LEASING EXP	2	.16	.17						
TOTAL PAYROLL	3	1.08	1.17						
TOTAL CONTRACT	4	1.54	1.52	1.41	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10974	2
AVG SQFT/RETAIL TENANT	1276	3
AVG SQFT/OFFICE WORKER	295	3
AVG % OFFICE OCCUPANCY	94.2	4
AVG % RETAIL OCCUPANCY	86.3	3
AVG $ RATE YR-END RENT	17.28	2
RENTABLE/GROSS SQFT	.84	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.68	3
PAYROLL	.00	3
CONTRACT	.54	3
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.97	3
PAYROLL	.15	3
ELEVATOR	.11	3
HVAC	.27	3
ELECTRICAL	.06	3
STRUCT/ROOF		
PLUMBING	.02	3
FIRE/LIFE SFTY	.23	2
OTHER MAINT/SUP	.35	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.24	3
ELECTRICAL	1.18	3
GAS	.06	2
FUEL OIL	.01	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.80	3
RDS/GNDS TOTAL	.37	3
RDS/GNDS PAYRL	.10	3
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.11	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.54	3
SEC PAYROLL	.21	3
SEC CONTRACTS	.40	2
SEC OTHER	.01	2
ADMIN TOTAL	1.22	3
PAYROLL	.84	2
MGMT FEES	.82	1
LEGAL FEES	.01	1
AUDIT FEES		
GEN OFC EXP	.48	3
OTHER ADM EXP	.00	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.61	3
REAL ESTATE TAX	2.57	3
BUILDING INS	.04	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.23	1
ADV/PROMOTION	.14	1
COMM/FEES	.01	1
TENANT ALTS	.07	1
BUY-OUTS	.01	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.17	3
CLEANING	.00	3
REPAIR/MAINT	.15	3
RDS/GROUNDS	.10	3
SECURITY	.21	3
ADMINISTRATIVE	.84	2
TOTAL CONTRACTS	1.49	3
CLEANING	.54	3
REPAIR/MAINT	.47	2
RDS/GROUNDS	.07	3
SECURITY	.40	2
ADMINISTRATIVE	.83	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Nashville, TN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,099,566 SQ. FT.				1,913,944 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					10.99	10.50	7.41	12.72
RETAIL AREA	6	7.49	10.50	4.83	13.60				
OTHER AREA	1	10.50	10.50						
TOTAL RENT	12	10.63	10.50	7.22	11.71				
MISCELLANEOUS	8	1.46	1.39	.36	2.18				
TOTAL INCOME	12	11.47	11.41	7.63	17.64				
EXPENSE									
CLEANING	12	.70	.57	.49	.71	.76	.66	.57	.70
REPAIR-MAINT	12	1.18	.79	.57	1.20	1.27	.80	.67	1.40
UTILITIES	12	2.29	1.78	1.27	2.84	2.31	1.73	1.42	2.44
RDS/GRNDS/SEC	11	.34	.34	.17	.46	.34	.34	.17	.46
ADMINISTRATIVE	12	.43	.60	.28	.96	.43	.60	.28	.96
TOTAL OPER EXP	12	4.93	4.36	3.20	5.32	5.18	4.45	3.44	5.36
FIXED EXPENSES	12	1.55	1.61	1.22	2.12	1.55	1.61	1.22	2.12
TOTAL OPER + FIX	12	6.48	5.68	4.90	6.54	6.73	6.43	5.12	7.20
LEASING EXP	12	.71	.41	.05	1.10				
TOTAL PAYROLL	8	1.34	1.02	.29	1.50				
TOTAL CONTRACT	11	1.27	1.23	.84	2.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6819	11
AVG SQFT/RETAIL TENANT	2675	8
AVG SQFT/OFFICE WORKER	247	7
AVG % OFFICE OCCUPANCY	94.4	12
AVG % RETAIL OCCUPANCY	91.6	8
AVG $ RATE YR-END RENT	15.07	12
RENTABLE/GROSS SQFT	.79	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.57	10
PAYROLL	.43	4
CONTRACT	.44	10
SUP/MAT/MISC	.08	9
TRASH REMOVAL	.06	9
REPR/MAINT TOTAL	.79	10
PAYROLL	.54	4
ELEVATOR	.08	10
HVAC	.13	10
ELECTRICAL	.07	10
STRUCT/ROOF	.03	7
PLUMBING	.04	8
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.17	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.75	11
ELECTRICAL	1.48	11
GAS	.16	10
FUEL OIL		
PURCH STEAM	.17	1
PURCH CH WTR	.62	1
COAL		
WATER/SEWER	.12	11
RDS/GNDS/SEC TOTAL	.34	10
RDS/GNDS TOTAL	.07	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	9
RDS/GNDS OTHER	.01	10

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.27	10
SEC PAYROLL	.32	4
SEC CONTRACTS	.22	9
SEC OTHER	.04	8
ADMIN TOTAL	.60	10
PAYROLL	.15	4
MGMT FEES	.37	9
LEGAL FEES	.05	7
AUDIT FEES	.03	8
GEN OFC EXP	.01	10
OTHER ADM EXP	.01	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.64	11
REAL ESTATE TAX	1.22	11
BUILDING INS	.26	11
PERS PROP TAX	.00	6
OTHER TAX		
LEASING EXPENSES	.41	10
ADV/PROMOTION	.01	8
COMM/FEES	.09	8
TENANT ALTS	.30	6
BUY-OUTS	.41	3

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.71	7
CLEANING	.43	4
REPAIR/MAINT	.54	4
RDS/GROUNDS		
SECURITY	.32	4
ADMINISTRATIVE	.15	4
TOTAL CONTRACTS	1.20	10
CLEANING	.44	10
REPAIR/MAINT	.19	10
RDS/GROUNDS	.04	9
SECURITY	.22	9
ADMINISTRATIVE	.50	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	129,317 SQ. FT.				108,668 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.52	10.34	8.79	10.78
RETAIL AREA	2	7.40	9.28						
OTHER AREA									
TOTAL RENT	4	9.44	9.34	7.32	11.33				
MISCELLANEOUS	3	8.16	2.18						
TOTAL INCOME	4	15.52	12.42	9.52	19.88				
EXPENSE									
CLEANING	4	.50	.50	.40	.61	.56	.69	.49	.70
REPAIR-MAINT	4	.67	.67	.54	.76	.76	.75	.69	.82
UTILITIES	4	1.57	1.50	1.17	1.93	1.83	1.97	1.43	2.32
RDS/GRNDS/SEC	4	.33	.34	.29	.38	.33	.34	.29	.38
ADMINISTRATIVE	4	.70	.63	.56	.81	.70	.63	.56	.81
TOTAL OPER EXP	4	3.77	3.68	3.23	4.22	4.38	4.53	3.88	5.05
FIXED EXPENSES	4	1.54	1.53	1.31	1.86	1.54	1.53	1.31	1.86
TOTAL OPER + FIX	4	5.32	5.33	5.02	5.60	5.92	6.17	5.40	6.70
LEASING EXP	4	.44	.38	.18	.62				
TOTAL PAYROLL	1	.29	.29						
TOTAL CONTRACT	4	1.30	1.23	1.10	1.48				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4359	4
AVG SQFT/RETAIL TENANT	4708	3
AVG SQFT/OFFICE WORKER	319	1
AVG % OFFICE OCCUPANCY	84.2	4
AVG % RETAIL OCCUPANCY	91.2	3
AVG $ RATE YR-END RENT	14.25	4
RENTABLE/GROSS SQFT	.83	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.50	4
PAYROLL		
CONTRACT	.40	4
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	.07	4
PAYROLL	.20	1
ELEVATOR	.05	4
HVAC	.14	4
ELECTRICAL	.04	4
STRUCT/ROOF	.02	3
PLUMBING	.07	3
FIRE/LIFE SFTY	.18	2
OTHER MAINT/SUP	.18	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.50	4
ELECTRICAL	1.28	4
GAS	.20	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	4
RDS/GNDS/SEC TOTAL	.34	4
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.01	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.28	4
SEC PAYROLL		
SEC CONTRACTS	.25	4
SEC OTHER	.05	3
ADMIN TOTAL	.63	4
PAYROLL	.10	1
MGMT FEES	.37	4
LEGAL FEES	.09	3
AUDIT FEES	.08	4
GEN OFC EXP	.02	4
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.53	4
REAL ESTATE TAX	.99	4
BUILDING INS	.48	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.38	4
ADV/PROMOTION	.01	3
COMM/FEES	.22	4
TENANT ALTS	.16	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.29	1
CLEANING		
REPAIR/MAINT	.20	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.10	1
TOTAL CONTRACTS	1.23	4
CLEANING	.40	4
REPAIR/MAINT	.00	4
RDS/GROUNDS	.07	3
SECURITY	.25	4
ADMINISTRATIVE	.49	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Nashville, TN

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	982,209 SQ. FT.				976,175 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					7.37	7.23	4.58	9.34
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	7.31	7.16	4.51	9.34				
MISCELLANEOUS	7	1.03	.37	.10	1.61				
TOTAL INCOME	7	8.34	7.73	4.62	10.95				
EXPENSE									
CLEANING	8	.77	.58	.43	1.20	.78	.58	.44	1.20
REPAIR-MAINT	8	.85	.53	.49	1.27	.85	.53	.50	1.27
UTILITIES	8	1.45	1.39	1.30	1.63	1.46	1.39	1.32	1.63
RDS/GRNDS/SEC	8	.28	.22	.16	.39	.28	.22	.16	.39
ADMINISTRATIVE	8	1.32	.36	.26	2.37	1.32	.36	.26	2.37
TOTAL OPER EXP	8	4.68	4.49	2.70	6.11	4.70	4.49	2.73	6.11
FIXED EXPENSES	6	1.09	1.19			1.09	1.19		
TOTAL OPER+FIX	8	5.26	4.49	4.06	6.47	4.51	4.49	4.10	6.47
LEASING EXP	8	1.17	.47	.03	2.42				
TOTAL PAYROLL	8	.76	.46	.27	1.22				
TOTAL CONTRACT	8	.68	.71	.62	.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4658	8
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	319	8
AVG % OFFICE OCCUPANCY	78.7	8
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.49	7
RENTABLE/GROSS SQFT	.92	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.58	8
PAYROLL	.47	5
CONTRACT	.24	5
SUP/MAT/MISC	.06	8
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	.53	8
PAYROLL	.41	5
ELEVATOR	.04	8
HVAC	.12	8
ELECTRICAL	.07	7
STRUCT/ROOF	.02	3
PLUMBING	.00	6
FIRE/LIFE SFTY	.03	1
OTHER MAINT/SUP	.15	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.39	8
ELECTRICAL	1.15	8
GAS	.15	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	8
RDS/GNDS/SEC TOTAL	.22	8
RDS/GNDS TOTAL	.09	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	8
RDS/GNDS OTHER	.04	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.10	8
SEC PAYROLL		
SEC CONTRACTS	.10	8
SEC OTHER	.04	1
ADMIN TOTAL	.36	8
PAYROLL	.17	4
MGMT FEES	.23	6
LEGAL FEES	.02	7
AUDIT FEES		
GEN OFC EXP	.07	7
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.19	6
REAL ESTATE TAX	1.16	3
BUILDING INS	.15	6
PERS PROP TAX	.62	3
OTHER TAX	.04	3
LEASING EXPENSES	.47	8
ADV/PROMOTION	.02	4
COMM/FEES	.05	6
TENANT ALTS	1.99	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.46	8
CLEANING	.47	5
REPAIR/MAINT	.41	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	4
TOTAL CONTRACTS	.71	8
CLEANING	.24	5
REPAIR/MAINT	.05	8
RDS/GROUNDS	.05	8
SECURITY	.10	8
ADMINISTRATIVE	.19	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	557,062 SQ. FT.				557,062 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					7.53	6.50		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	7.53	6.50						
MISCELLANEOUS	2	1.85	1.34						
TOTAL INCOME	2	9.39	7.83						
EXPENSE									
CLEANING	3	.61	.58			.61	.58		
REPAIR-MAINT	3	1.10	.91			1.10	.91		
UTILITIES	3	1.38	1.39			1.38	1.39		
RDS/GRNDS/SEC	3	.35	.30			.35	.30		
ADMINISTRATIVE	3	2.07	.44			2.07	.44		
TOTAL OPER EXP	3	5.51	4.49			4.92	4.49		
FIXED EXPENSES	1	1.53	1.53			1.53	1.53		
TOTAL OPER+FIX	3	5.80	4.49			5.43	4.49		
LEASING EXP	3	1.85	1.02						
TOTAL PAYROLL	3	1.01	1.19						
TOTAL CONTRACT	3	.72	.74						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6347	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	285	3
AVG % OFFICE OCCUPANCY	83.9	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	17.36	2
RENTABLE/GROSS SQFT	.89	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.58	3
PAYROLL	.49	2
CONTRACT	.14	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.91	3
PAYROLL	.60	3
ELEVATOR	.04	3
HVAC	.12	3
ELECTRICAL	.22	2
STRUCT/ROOF		
PLUMBING	.00	1
FIRE/LIFE SFTY	.03	1
OTHER MAINT/SUP	.13	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.39	3
ELECTRICAL	1.10	3
GAS	.15	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	3
RDS/GNDS/SEC TOTAL	.30	3
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER	.04	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.28	3
SEC PAYROLL		
SEC CONTRACTS	.28	3
SEC OTHER	.04	1
ADMIN TOTAL	.44	3
PAYROLL	.10	2
MGMT FEES	.19	3
LEGAL FEES	.02	2
AUDIT FEES		
GEN OFC EXP	.07	2
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.53	1
REAL ESTATE TAX	1.28	1
BUILDING INS	.25	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.02	3
ADV/PROMOTION	.01	2
COMM/FEES	1.00	1
TENANT ALTS	3.83	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.19	3
CLEANING	.49	2
REPAIR/MAINT	.60	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.10	2
TOTAL CONTRACTS	.74	3
CLEANING	.14	3
REPAIR/MAINT	.06	3
RDS/GROUNDS	.01	3
SECURITY	.28	3
ADMINISTRATIVE	.20	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

New Orleans, LA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	3,012,350 SQ. FT.				2,891,618 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					10.41	7.98	1.33	12.52
RETAIL AREA	4	11.43	13.60	6.02	19.84				
OTHER AREA	1	137.83	137.83						
TOTAL RENT	8	10.95	9.66	1.72	13.36				
MISCELLANEOUS	6	.25	.16	.06	1.35				
TOTAL INCOME	8	11.17	10.46	1.82	13.42				
EXPENSE									
CLEANING	8	.87	.80	.70	.96	.89	.80	.72	.96
REPAIR-MAINT	8	1.24	.90	.73	2.54	1.27	.91	.78	2.54
UTILITIES	8	1.41	1.45	1.05	1.93	1.36	1.45	1.05	1.93
RDS/GRNDS/SEC	8	.39	.36	.20	.59	.39	.36	.20	.59
ADMINISTRATIVE	8	.47	.50	.28	.72	.47	.50	.28	.72
TOTAL OPER EXP	8	4.39	4.06	3.25	6.94	4.42	4.06	3.30	7.03
FIXED EXPENSES	8	1.54	1.49	1.16	1.69	1.54	1.49	1.16	1.69
TOTAL OPER+FIX	8	5.92	5.77	4.76	8.54	5.95	5.77	4.80	8.62
LEASING EXP	6	.34	.19	.01	.53				
TOTAL PAYROLL	7	1.05	.90	.56	1.83				
TOTAL CONTRACT	8	1.40	1.52	1.08	2.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15424	7
AVG SQFT/RETAIL TENANT	3884	3
AVG SQFT/OFFICE WORKER	272	6
AVG % OFFICE OCCUPANCY	88.8	7
AVG % RETAIL OCCUPANCY	97.6	4
AVG $ RATE YR-END RENT	11.45	7
RENTABLE/GROSS SQFT	.98	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.85	7
PAYROLL	.33	3
CONTRACT	.70	7
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.03	6
REPR/MAINT TOTAL	1.01	7
PAYROLL	1.00	4
ELEVATOR	.22	7
HVAC	.15	7
ELECTRICAL	.04	6
STRUCT/ROOF	.07	3
PLUMBING	.08	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.21	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.64	7
ELECTRICAL	1.53	7
GAS	.10	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	7
RDS/GNDS/SEC TOTAL	.40	7
RDS/GNDS TOTAL	.08	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER	.04	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.40	7
SEC PAYROLL	.59	1
SEC CONTRACTS	.31	7
SEC OTHER	.01	2
ADMIN TOTAL	.56	7
PAYROLL	.24	6
MGMT FEES	.28	3
LEGAL FEES	.07	2
AUDIT FEES	.01	2
GEN OFC EXP	.03	3
OTHER ADM EXP	.03	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.45	7
REAL ESTATE TAX	1.07	7
BUILDING INS	.30	6
PERS PROP TAX	.23	3
OTHER TAX	.09	3
LEASING EXPENSES	.12	5
ADV/PROMOTION	.00	1
COMM/FEES	.32	2
TENANT ALTS	.15	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.50	5
CLEANING	.33	3
REPAIR/MAINT	1.00	4
RDS/GROUNDS		
SECURITY	.59	1
ADMINISTRATIVE	.21	5
TOTAL CONTRACTS	1.61	7
CLEANING	.72	7
REPAIR/MAINT	.79	5
RDS/GROUNDS	.08	3
SECURITY	.31	7
ADMINISTRATIVE	.33	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	550,952 SQ. FT.				530,106 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					.85	.74		
RETAIL AREA	1	7.51	7.51						
OTHER AREA									
TOTAL RENT	3	1.10	.74						
MISCELLANEOUS	1	.21	.21						
TOTAL INCOME	3	1.16	.74						
EXPENSE									
CLEANING	3	.58	.70			.61	.70		
REPAIR-MAINT	3	.67	.67			.70	.78		
UTILITIES	3	1.05	1.22			.85	1.22		
RDS/GRNDS/SEC	3	.27	.31			.27	.31		
ADMINISTRATIVE	3	.70	.71			.70	.71		
TOTAL OPER EXP	3	3.27	3.78			3.15	3.78		
FIXED EXPENSES	3	1.47	1.37			1.47	1.37		
TOTAL OPER+FIX	3	4.73	5.15			4.62	5.15		
LEASING EXP	1	.02	.02						
TOTAL PAYROLL	3	.73	.71						
TOTAL CONTRACT	3	1.46	1.61						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36317	2
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	281	2
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.33	3
RENTABLE/GROSS SQFT	1.90	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.70	3
PAYROLL	.07	1
CONTRACT	.68	3
SUP/MAT/MISC	.01	1
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.67	3
PAYROLL	.39	1
ELEVATOR	.22	3
HVAC	.11	3
ELECTRICAL	.01	3
STRUCT/ROOF		
PLUMBING	.00	1
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.16	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.22	3
ELECTRICAL	1.00	3
GAS	.07	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.31	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.31	3
SEC PAYROLL		
SEC CONTRACTS	.31	3
SEC OTHER		
ADMIN TOTAL	.71	3
PAYROLL	.71	3
MGMT FEES	.20	1
LEGAL FEES	.12	1
AUDIT FEES	.01	1
GEN OFC EXP	.01	1
OTHER ADM EXP	.00	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.37	3
REAL ESTATE TAX	.77	3
BUILDING INS	.31	3
PERS PROP TAX	.32	2
OTHER TAX	.09	3
LEASING EXPENSES	.02	1
ADV/PROMOTION		
COMM/FEES	.02	1
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.84	2
CLEANING	.07	1
REPAIR/MAINT	.39	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	2
TOTAL CONTRACTS	1.61	3
CLEANING	.70	3
REPAIR/MAINT	.51	3
RDS/GROUNDS		
SECURITY	.31	3
ADMINISTRATIVE	.33	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

New Orleans, LA

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,243,867 SQ. FT.				1,202,665 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.73	11.38		
RETAIL AREA	1	19.69	19.69						
OTHER AREA									
TOTAL RENT	3	12.74	12.95						
MISCELLANEOUS	3	.39	.11						
TOTAL INCOME	3	13.13	13.02						
EXPENSE									
CLEANING	3	1.15	1.04			1.15	1.04		
REPAIR-MAINT	3	1.82	1.25			1.82	1.25		
UTILITIES	3	2.07	2.18			2.07	2.18		
RDS/GRNDS/SEC	3	.70	.53			.70	.53		
ADMINISTRATIVE	3	.57	.56			.57	.56		
TOTAL OPER EXP	3	6.31	6.24			6.35	6.24		
FIXED EXPENSES	3	1.47	1.53			1.47	1.53		
TOTAL OPER+FIX	3	7.78	7.97			7.82	7.98		
LEASING EXP	3	.43	.26						
TOTAL PAYROLL	2	1.89	1.93						
TOTAL CONTRACT	3	2.01	1.44						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9833	3
AVG SQFT/RETAIL TENANT	6240	2
AVG SQFT/OFFICE WORKER	266	3
AVG % OFFICE OCCUPANCY	81.8	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	12.08	2
RENTABLE/GROSS SQFT	.98	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.04	3
PAYROLL	.35	2
CONTRACT	.82	3
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	1.25	3
PAYROLL	1.10	2
ELEVATOR	.20	3
HVAC	.36	3
ELECTRICAL	.16	2
STRUCT/ROOF	.13	2
PLUMBING	.08	2
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.41	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.18	3
ELECTRICAL	1.99	3
GAS	.13	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	3
RDS/GNDS/SEC TOTAL	.53	3
RDS/GNDS TOTAL	.14	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	2
RDS/GNDS OTHER	.04	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.53	3
SEC PAYROLL	.59	1
SEC CONTRACTS	.27	3
SEC OTHER	.02	1
ADMIN TOTAL	.56	3
PAYROLL	.19	2
MGMT FEES	.31	2
LEGAL FEES	.03	1
AUDIT FEES	.01	1
GEN OFC EXP	.14	2
OTHER ADM EXP	.13	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.53	3
REAL ESTATE TAX	1.52	3
BUILDING INS	.16	2
PERS PROP TAX	.00	1
OTHER TAX		
LEASING EXPENSES	.26	3
ADV/PROMOTION	.00	1
COMM/FEES	.62	1
TENANT ALTS	.20	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.93	2
CLEANING	.35	2
REPAIR/MAINT	1.10	2
RDS/GROUNDS		
SECURITY	.59	1
ADMINISTRATIVE	.19	2
TOTAL CONTRACTS	1.44	3
CLEANING	.82	3
REPAIR/MAINT	2.13	1
RDS/GROUNDS	.12	2
SECURITY	.27	3
ADMINISTRATIVE	.33	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	450,766 SQ. FT.				450,768 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					7.43	7.41		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	8.97	8.09						
MISCELLANEOUS	4	.00	.00						
TOTAL INCOME	7	5.45	7.65	5.03	9.94				
EXPENSE									
CLEANING	6	.48	.46			.48	.46		
REPAIR-MAINT	6	.58	.63			.58	.63		
UTILITIES	7	1.29	1.45	1.21	1.70	1.29	1.45	1.21	1.70
RDS/GRNDS/SEC	6	.15	.08			.15	.08		
ADMINISTRATIVE	7	.87	.32	.17	.88	.87	.32	.17	.88
TOTAL OPER EXP	6	3.06	3.07			2.67	3.07		
FIXED EXPENSES	6	.86	.83			.86	.83		
TOTAL OPER+FIX	6	3.92	3.91			3.92	3.91		
LEASING EXP	6	.37	.12						
TOTAL PAYROLL	4	.09	.09						
TOTAL CONTRACT	6	1.42	1.41						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3387	6
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	553	4
AVG % OFFICE OCCUPANCY	57.5	7
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	9.64	7
RENTABLE/GROSS SQFT	.98	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.42	7
PAYROLL		
CONTRACT	.44	6
SUP/MAT/MISC		
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	.54	7
PAYROLL	.09	4
ELEVATOR	.04	3
HVAC	.46	7
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.02	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.21	5
ELECTRICAL	1.17	5
GAS	.05	4
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	1
RDS/GNDS/SEC TOTAL	.08	6
RDS/GNDS TOTAL	.08	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	6
RDS/GNDS OTHER	.03	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.32	7
PAYROLL	.45	1
MGMT FEES	.26	7
LEGAL FEES	.15	5
AUDIT FEES	.00	1
GEN OFC EXP	.10	5
OTHER ADM EXP	.01	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.78	7
REAL ESTATE TAX	.65	7
BUILDING INS	.15	7
PERS PROP TAX		
OTHER TAX	.00	1
LEASING EXPENSES	.07	7
ADV/PROMOTION	.02	5
COMM/FEES	.12	6
TENANT ALTS	.34	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.09	4
CLEANING		
REPAIR/MAINT	.09	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.41	6
CLEANING	.44	6
REPAIR/MAINT	.58	6
RDS/GROUNDS	.05	6
SECURITY		
ADMINISTRATIVE	.17	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

New York, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	47 BLDS	40,807,140 SQ. FT.				37,311,335 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	35					21.93	21.97	4.55	32.78
RETAIL AREA	29	30.05	20.12	6.67	51.47				
OTHER AREA	20	11.95	12.83	7.06	396.76				
TOTAL RENT	41	20.86	19.85	4.42	32.42				
MISCELLANEOUS	34	2.22	.48	.13	1.76				
TOTAL INCOME	42	24.42	22.59	4.50	33.49				
EXPENSE									
CLEANING	47	2.32	2.19	1.75	2.87	2.53	2.37	1.89	3.00
REPAIR-MAINT	47	2.59	1.84	1.30	2.92	2.78	1.93	1.33	3.22
UTILITIES	47	2.43	2.70	2.11	3.33	2.61	2.70	2.19	3.50
RDS/GRNDS/SEC	37	.64	.40	.14	.65	.64	.40	.14	.65
ADMINISTRATIVE	47	.81	.59	.24	1.08	.81	.59	.24	1.08
TOTAL OPER EXP	47	8.67	7.85	6.62	9.62	9.38	6.41	7.01	11.01
FIXED EXPENSES	45	5.21	6.36	5.36	3.99	5.21	6.36	5.36	6.99
TOTAL OPER+FIX	47	13.72	14.81	12.75	15.48	14.68	15.17	13.31	16.55
LEASING EXP	32	.59	.17	.02	.55				
TOTAL PAYROLL	44	2.32	1.07	.79	3.83				
TOTAL CONTRACT	44	2.41	1.93	.92	3.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18852	40
AVG SQFT/RETAIL TENANT	3995	31
AVG SQFT/OFFICE WORKER	339	29
AVG % OFFICE OCCUPANCY	97.5	45
AVG % RETAIL OCCUPANCY	98.6	33
AVG $ RATE YR-END RENT	33.35	36
RENTABLE/GROSS SQFT	.97	33

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	2.19	41
PAYROLL	2.39	23
CONTRACT	1.47	40
SUP/MAT/MISC	.10	34
TRASH REMOVAL	.15	40
REPR/MAINT TOTAL	1.84	41
PAYROLL	.76	37
ELEVATOR	.28	41
HVAC	.12	37
ELECTRICAL	.05	37
STRUCT/ROOF	.09	26
PLUMBING	.05	28
FIRE/LIFE SFTY	.10	18
OTHER MAINT/SUP	.36	34

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.51	40
ELECTRICAL	2.02	40
GAS	.00	3
FUEL OIL	.05	6
PURCH STEAM	.50	36
PURCH CH WTR		
COAL	.11	1
WATER/SEWER	.04	36
RDS/GNDS/SEC TOTAL	.41	32
RDS/GNDS TOTAL	.05	20
RDS/GNDS PAYRL	.02	17
RDS/GNDS CONTR	.01	9
RDS/GNDS OTHER	.06	19

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.41	32
SEC PAYROLL	.37	22
SEC CONTRACTS	.31	19
SEC OTHER	.03	23
ADMIN TOTAL	.70	40
PAYROLL	.26	33
MGMT FEES	.27	26
LEGAL FEES	.03	24
AUDIT FEES	.07	22
GEN OFC EXP	.06	23
OTHER ADM EXP	.04	29

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	6.36	39
REAL ESTATE TAX	5.93	38
BUILDING INS	.29	38
PERS PROP TAX	.52	1
OTHER TAX	.40	7
LEASING EXPENSES	.28	29
ADV/PROMOTION	.04	13
COMM/FEES	.21	25
TENANT ALTS	.00	25
BUY-OUTS	.20	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.95	39
CLEANING	2.39	23
REPAIR/MAINT	.76	37
RDS/GROUNDS	.02	17
SECURITY	.37	22
ADMINISTRATIVE	.25	33
TOTAL CONTRACTS	1.93	40
CLEANING	1.47	40
REPAIR/MAINT	.40	22
RDS/GROUNDS	.01	10
SECURITY	.31	19
ADMINISTRATIVE	.26	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	739,700 SQ. FT.				702,000 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					24.05	24.03		
RETAIL AREA	3	30.08	53.25						
OTHER AREA									
TOTAL RENT	3	15.13	23.90						
MISCELLANEOUS	2	.25	.25						
TOTAL INCOME	3	15.25	24.04						
EXPENSE									
CLEANING	4	3.57	3.26	2.22	4.22	3.71	3.35	2.39	4.30
REPAIR-MAINT	4	1.66	1.22	1.12	2.00	1.75	1.31	1.21	2.06
UTILITIES	4	3.24	2.56	1.28	4.23	3.32	2.70	1.36	4.29
RDS/GRNDS/SEC	2	.19	.25			.19	.25		
ADMINISTRATIVE	4	.74	.78	.33	1.59	.74	.78	.33	1.59
TOTAL OPER EXP	4	9.32	8.42	6.51	10.73	9.67	8.92	6.99	10.95
FIXED EXPENSES	3	4.56	4.35			4.56	4.35		
TOTAL OPER+FIX	4	12.26	12.09	8.18	16.00	14.34	12.58	8.60	16.28
LEASING EXP	2	.53	.52						
TOTAL PAYROLL	4	1.80	.82	.76	2.26				
TOTAL CONTRACT	4	3.10	3.03	1.27	5.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4552	4
AVG SQFT/RETAIL TENANT	1840	4
AVG SQFT/OFFICE WORKER	142	4
AVG % OFFICE OCCUPANCY	97.3	4
AVG % RETAIL OCCUPANCY	99.6	4
AVG $ RATE YR-END RENT	30.17	3
RENTABLE/GROSS SQFT	.86	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	3.26	4
PAYROLL	3.65	1
CONTRACT	2.01	4
SUP/MAT/MISC	.12	3
TRASH REMOVAL	.24	4
REPR/MAINT TOTAL	1.22	4
PAYROLL	.74	2
ELEVATOR	.17	4
HVAC	.12	3
ELECTRICAL	.33	4
STRUCT/ROOF	.20	2
PLUMBING	.10	3
FIRE/LIFE SFTY	.10	2
OTHER MAINT/SUP	.23	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.56	4
ELECTRICAL	2.23	4
GAS		
FUEL OIL	.07	1
PURCH STEAM	.36	3
PURCH CH WTR		
COAL		
WATER/SEWER	.02	2
RDS/GNDS/SEC TOTAL	.25	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	2
SEC PAYROLL		
SEC CONTRACTS	.41	1
SEC OTHER	.10	1
ADMIN TOTAL	1.08	3
PAYROLL	.46	2
MGMT FEES	.73	2
LEGAL FEES	.00	1
AUDIT FEES	.19	2
GEN OFC EXP	.25	2
OTHER ADM EXP	.05	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	4.35	3
REAL ESTATE TAX	5.07	2
BUILDING INS	.79	3
PERS PROP TAX	.52	1
OTHER TAX	.60	1
LEASING EXPENSES	.52	2
ADV/PROMOTION	.23	1
COMM/FEES	.59	1
TENANT ALTS	.12	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.82	4
CLEANING	3.65	1
REPAIR/MAINT	.74	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.46	2
TOTAL CONTRACTS	3.03	4
CLEANING	2.01	4
REPAIR/MAINT	1.38	2
RDS/GROUNDS	.07	1
SECURITY	.41	1
ADMINISTRATIVE	1.31	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

New York, NY

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,840,420 SQ. FT.				2,764,490 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					28.12	32.78	15.41	36.34
RETAIL AREA	3	6.54	7.74						
OTHER AREA	3	22.60	34.16						
TOTAL RENT	7	27.56	32.78	14.68	36.34				
MISCELLANEOUS	7	.24	.10	.01	.75				
TOTAL INCOME	7	27.81	33.44	14.73	36.34				
EXPENSE									
CLEANING	7	2.01	1.92	1.56	2.54	2.06	2.08	1.58	2.54
REPAIR-MAINT	7	1.45	1.33	1.16	1.84	1.49	1.33	1.16	1.93
UTILITIES	7	2.92	2.80	2.70	3.33	3.00	3.00	2.70	3.50
RDS/GRNDS/SEC	5	.40	.57	.03	.65	.40	.57	.03	.65
ADMINISTRATIVE	7	.50	.49	.15	.71	.50	.49	.15	.71
TOTAL OPER EXP	7	7.17	7.50	6.62	7.95	7.36	7.68	6.95	7.95
FIXED EXPENSES	7	6.97	6.84	6.74	7.46	6.97	6.84	6.74	7.46
TOTAL OPER+FIX	7	14.14	14.81	13.42	15.13	14.33	14.81	13.75	15.44
LEASING EXP	5	.15	.06	.00	.34				
TOTAL PAYROLL	7	1.36	.92	.61	2.37				
TOTAL CONTRACT	7	2.04	2.29	.96	3.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	16241	7
AVG SQFT/RETAIL TENANT	5244	3
AVG SQFT/OFFICE WORKER	265	3
AVG % OFFICE OCCUPANCY	[illegible]	7
AVG % RETAIL OCCUPANCY	75.3	3
AVG $ RATE YR-END RENT	32.28	6
RENTABLE/GROSS SQFT	.97	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.89	5
PAYROLL	2.64	1
CONTRACT	1.48	5
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.14	5
REPR/MAINT TOTAL	1.42	5
PAYROLL	.67	5
ELEVATOR	.28	5
HVAC	.11	5
ELECTRICAL	.02	4
STRUCT/ROOF	.02	3
PLUMBING	02	5
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.23	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.80	5
ELECTRICAL	2.38	5
GAS	.00	1
FUEL OIL	.18	1
PURCH STEAM	.47	4
PURCH CH WTR		
COAL		
WATER/SEWER	.03	5
RDS/GNDS/SEC TOTAL	.65	3
RDS/GNDS TOTAL	.03	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.62	3
SEC PAYROLL		
SEC CONTRACTS	.61	3
SEC OTHER	.03	2
ADMIN TOTAL	.40	5
PAYROLL	.25	3
MGMT FEES	.15	4
LEGAL FEES	.03	4
AUDIT FEES	.02	5
GEN OFC EXP	.04	5
OTHER ADM EXP	.05	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	6.80	5
REAL ESTATE TAX	6.80	5
BUILDING INS	.20	4
PERS PROP TAX		
OTHER TAX	.40	1
LEASING EXPENSES	.26	3
ADV/PROMOTION	.03	2
COMM/FEES	.11	2
TENANT ALTS	.21	1
BUY-OUTS	.20	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.92	5
CLEANING	2.64	1
REPAIR/MAINT	.67	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	4
TOTAL CONTRACTS	2.53	5
CLEANING	1.48	5
REPAIR/MAINT	.33	5
RDS/GROUNDS	.03	1
SECURITY	.61	3
ADMINISTRATIVE	.19	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	19,166,994 SQ. FT.				18,249,786 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					15.67	15.22	3.25	25.92
RETAIL AREA	6	23.15	23.62	6.67	68.98				
OTHER AREA									
TOTAL RENT	12	16.71	17.19	4.42	22.88				
MISCELLANEOUS	8	1.28	1.34	.37	2.04				
TOTAL INCOME	13	22.22	18.96	4.50	27.67				
EXPENSE									
CLEANING	16	2.12	2.11	1.75	2.62	2.22	2.26	1.89	2.66
REPAIR-MAINT	16	2.15	2.31	1.51	2.78	2.24	2.32	1.54	3.01
UTILITIES	16	2.67	2.59	2.20	3.39	2.77	2.66	2.24	3.93
RDS/GRNDS/SEC	12	.50	.39	.21	.62	.50	.39	.21	.62
ADMINISTRATIVE	16	.86	.63	.36	1.26	.86	.63	.36	1.26
TOTAL OPER EXP	16	8.13	8.32	6.44	10.46	8.48	8.44	6.69	12.12
FIXED EXPENSES	15	6.35	6.24	5.43	6.59	6.35	6.24	5.43	6.59
TOTAL OPER+FIX	16	14.16	14.56	13.15	15.79	14.99	14.76	13.53	16.53
LEASING EXP	7	.21	.11	.01	.40				
TOTAL PAYROLL	13	2.40	.95	.81	4.38				
TOTAL CONTRACT	13	1.67	1.77	.87	2.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	93574	9
AVG SQFT/RETAIL TENANT	5807	6
AVG SQFT/OFFICE WORKER	274	8
AVG % OFFICE OCCUPANCY	98.6	14
AVG % RETAIL OCCUPANCY	99.7	8
AVG $ RATE YR-END RENT	33.37	8
RENTABLE/GROSS SQFT	.96	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	2.17	12
PAYROLL	2.39	4
CONTRACT	1.42	11
SUP/MAT/MISC	.13	8
TRASH REMOVAL	.19	11
REPR/MAINT TOTAL	2.01	12
PAYROLL	.66	10
ELEVATOR	.30	12
HVAC	.22	9
ELECTRICAL	.05	9
STRUCT/ROOF	.01	2
PLUMBING	.03	6
FIRE/LIFE SFTY	.08	4
OTHER MAINT/SUP	.72	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.50	11
ELECTRICAL	1.87	11
GAS	.01	2
FUEL OIL	.02	4
PURCH STEAM	.55	10
PURCH CH WTR		
COAL		
WATER/SEWER	.04	10
RDS/GNDS/SEC TOTAL	.38	9
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.00	2
RDS/GNDS OTHER	.06	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	9
SEC PAYROLL	.37	5
SEC CONTRACTS	.09	8
SEC OTHER	.01	3
ADMIN TOTAL	.76	12
PAYROLL	.27	9
MGMT FEES	.27	8
LEGAL FEES	.03	7
AUDIT FEES	.06	3
GEN OFC EXP	.10	7
OTHER ADM EXP	.03	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	6.29	11
REAL ESTATE TAX	5.81	11
BUILDING INS	.30	11
PERS PROP TAX		
OTHER TAX	.02	5
LEASING EXPENSES	.17	8
ADV/PROMOTION	.02	3
COMM/FEES	.21	5
TENANT ALTS	.06	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.95	10
CLEANING	2.39	4
REPAIR/MAINT	.66	10
RDS/GROUNDS		
SECURITY	.37	5
ADMINISTRATIVE	.26	8
TOTAL CONTRACTS	1.53	11
CLEANING	1.42	11
REPAIR/MAINT	.38	7
RDS/GROUNDS	.00	2
SECURITY	.09	8
ADMINISTRATIVE	.17	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

New York, NY

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,930,912 SQ. FT.				1,930,912 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					16.60	16.66		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	16.60	16.66						
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	4	20.98	17.87						
EXPENSE									
CLEANING	6	.81	1.14	.81	1.36	.81	1.14	.81	1.36
REPAIR-MAINT	6	.82	.85	.52	3.00	.82	.85	.52	3.00
UTILITIES	6	2.36	1.54	.13	7.44	2.36	1.54	.13	7.44
RDS/GRNDS/SEC	3	.97	.23			.97	.23		
ADMINISTRATIVE	6	.80	.58	.49	1.30	.80	.58	.49	1.30
TOTAL OPER EXP	6	4.93	3.38	2.62	13.93	4.93	3.38	2.62	13.93
FIXED EXPENSES	6	2.20	2.14	1.31	3.41	2.20	2.14	1.31	3.41
TOTAL OPER+FIX	6	7.13	5.75	4.99	16.16	7.13	5.75	4.99	16.16
LEASING EXP	4	.14	.00						
TOTAL PAYROLL	4	.91	.39	.19	1.22				
TOTAL CONTRACT	4	3.08	1.38	1.03	4.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	28847	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	226	1
AVG % OFFICE OCCUPANCY	95.2	5
AVG % RETAIL OCCUPANCY	0	0
AVG $ RATE YR-END RENT	16.88	4
RENTABLE/GROSS SQFT	.89	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.92**	**3**
PAYROLL		
CONTRACT	.81	1
SUP/MAT/MISC	.06	1
TRASH REMOVAL	.29	1
REPR/MAINT TOTAL	**2.78**	**3**
PAYROLL		
ELEVATOR	.06	2
HVAC	2.09	3
ELECTRICAL	.07	1
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.02	1
OTHER MAINT/SUP	.62	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**3.50**	**3**
ELECTRICAL	3.11	3
GAS	.62	1
FUEL OIL	.09	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	**1.82**	**1**
RDS/GNDS TOTAL	.24	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.24	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	1.59	1
SEC PAYROLL		
SEC CONTRACTS	1.56	1
SEC OTHER	.02	1
ADMIN TOTAL	**.66**	**3**
PAYROLL	.46	3
MGMT FEES	.25	2
LEGAL FEES	.00	2
AUDIT FEES	.00	2
GEN OFC EXP	.15	2
OTHER ADM EXP	.00	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.37**	**3**
REAL ESTATE TAX	1.23	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX	.00	2
LEASING EXPENSES	**.15**	**2**
ADV/PROMOTION	.14	2
COMM/FEES		
TENANT ALTS	.01	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.58**	**1**
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.58	1
TOTAL CONTRACTS	**7.75**	**1**
CLEANING	.81	1
REPAIR/MAINT	5.14	1
RDS/GROUNDS	.24	1
SECURITY	1.56	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Newark, NJ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,050,054 SQ. FT.				1,037,456 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					17.98	17.50		
RETAIL AREA	1	25.02	25.02						
OTHER AREA									
TOTAL RENT	3	18.12	17.50						
MISCELLANEOUS	1	.06	.06						
TOTAL INCOME	3	18.17	17.50						
EXPENSE									
CLEANING	4	2.18	1.34	.84	2.71	2.21	1.35	.85	2.71
REPAIR-MAINT	4	2.53	1.28	.45	2.90	2.53	1.28	.45	2.90
UTILITIES	4	1.95	1.64	1.03	2.13	1.95	1.64	1.03	2.13
RDS/GRNDS/SEC	4	.68	.56	.28	.75	.68	.56	.28	.75
ADMINISTRATIVE	3	1.12	.90			1.12	.90		
TOTAL OPER EXP	4	8.00	6.13	3.70	8.64	8.04	6.17	3.70	8.68
FIXED EXPENSES	4	3.03	1.62	.78	3.30	3.03	1.62	.78	3.30
TOTAL OPER+FIX	4	11.03	8.95	4.48	11.93	11.07	8.95	4.48	11.97
LEASING EXP	3	.71	.43						
TOTAL PAYROLL	4	2.25	.99	.43	2.57				
TOTAL CONTRACT	4	3.49	2.86	1.55	3.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5357	2
AVG SQFT/RETAIL TENANT	1260	1
AVG SQFT/OFFICE WORKER	286	2
AVG % OFFICE OCCUPANCY	96.5	4
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	18.33	3
RENTABLE/GROSS SQFT	.92	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.34**	**4**
PAYROLL	3.12	1
CONTRACT	.76	4
SUP/MAT/MISC	.18	3
TRASH REMOVAL	.14	2
REPR/MAINT TOTAL	**.80**	**3**
PAYROLL	.72	2
ELEVATOR	.24	1
HVAC	.21	2
ELECTRICAL	.04	2
STRUCT/ROOF	.05	2
PLUMBING	.03	2
FIRE/LIFE SFTY	.05	1
OTHER MAINT/SUP	.24	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.64**	**4**
ELECTRICAL	1.39	4
GAS	.10	1
FUEL OIL	.14	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	**.56**	**4**
RDS/GNDS TOTAL	.08	3
RDS/GNDS PAYRL	.06	1
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.02	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.52	4
SEC PAYROLL	.25	2
SEC CONTRACTS	.70	2
SEC OTHER		
ADMIN TOTAL	**1.06**	**2**
PAYROLL	.36	1
MGMT FEES	.62	2
LEGAL FEES	.07	1
AUDIT FEES	.03	1
GEN OFC EXP	.06	1
OTHER ADM EXP	.38	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.62**	**4**
REAL ESTATE TAX	1.53	4
BUILDING INS	.13	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.54**	**2**
ADV/PROMOTION	.41	1
COMM/FEES	.23	2
TENANT ALTS	.21	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.99**	**4**
CLEANING	3.12	1
REPAIR/MAINT	.52	3
RDS/GROUNDS	.06	1
SECURITY	.25	2
ADMINISTRATIVE	.36	1
TOTAL CONTRACTS	**2.86**	**4**
CLEANING	.76	4
REPAIR/MAINT	2.37	2
RDS/GROUNDS	.03	2
SECURITY	.70	2
ADMINISTRATIVE	.62	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Newark, NJ

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	938,640 SQ. FT.				938,640 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					12.33	12.33		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	12.33	12.33						
MISCELLANEOUS									
TOTAL INCOME	2	12.33	12.33						
EXPENSE									
CLEANING	11	1.43	1.54			1.43	1.54		
REPAIR-MAINT	11	3.21	2.54			3.21	2.54		
UTILITIES	11	2.86	2.53			2.86	2.53		
RDS/GRNDS/SEC	11	1.46	1.27			1.46	1.27		
ADMINISTRATIVE	11	3.01	1.07			3.01	1.07		
TOTAL OPER EXP	11	11.96	11.56			11.78	11.56		
FIXED EXPENSES	11	1.99	2.22			1.99	2.22		
TOTAL OPER+FIX	11	13.95	13.01			13.86	13.01		
LEASING EXP									
TOTAL PAYROLL	11	2.18	3.26						
TOTAL CONTRACT	11	2.02	2.16						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	359228	5
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	251	11
AVG % OFFICE OCCUPANCY	100.0	11
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.33	2
RENTABLE/GROSS SQFT	1.00	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.54**	**11**
PAYROLL	.56	6
CONTRACT	1.02	11
SUP/MAT/MISC	.08	11
TRASH REMOVAL	.31	11
REPR/MAINT TOTAL	**2.54**	**11**
PAYROLL	1.35	11
ELEVATOR	.03	11
HVAC	.25	9
ELECTRICAL	.20	9
STRUCT/ROOF	.01	2
PLUMBING	.03	9
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.36	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**2.53**	**11**
ELECTRICAL	2.39	11
GAS	.10	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	11
RDS/GNDS/SEC TOTAL	**1.27**	**11**
RDS/GNDS TOTAL	.23	11
RDS/GNDS PAYRL	.00	2
RDS/GNDS CONTR	.23	11
RDS/GNDS OTHER	.15	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	1.04	11
SEC PAYROLL	.58	8
SEC CONTRACTS	.78	11
SEC OTHER	.37	8
ADMIN TOTAL	**.76**	**8**
PAYROLL	.58	8
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.17	8
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**2.22**	**11**
REAL ESTATE TAX	2.22	11
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**3.26**	**11**
CLEANING	.56	6
REPAIR/MAINT	1.35	11
RDS/GROUNDS	.00	2
SECURITY	.58	8
ADMINISTRATIVE	.58	8
TOTAL CONTRACTS	**2.16**	**11**
CLEANING	1.07	11
REPAIR/MAINT	.27	11
RDS/GROUNDS	.23	11
SECURITY	.78	11
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Newport Beach, CA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	297,742 SQ. FT.				285,105 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					12.37	14.13	9.81	20.83
RETAIL AREA	1	22.16	22.16						
OTHER AREA	1	16.44	16.44						
TOTAL RENT	7	12.61	15.63	11.46	20.83				
MISCELLANEOUS	7	.16	.09	.06	.35				
TOTAL INCOME	7	12.77	15.95	11.52	21.18				
EXPENSE									
CLEANING	7	.55	.59	.44	.80	.58	.61	.51	.80
REPAIR-MAINT	7	.87	.93	.78	1.22	.91	1.10	.79	1.38
UTILITIES	7	1.61	1.65	.86	2.38	1.68	1.68	.96	2.38
RDS/GRNDS/SEC	7	.43	.37	.16	.97	.43	.37	.16	.97
ADMINISTRATIVE	7	.60	1.00	.59	1.57	.60	1.00	.59	1.57
TOTAL OPER EXP	7	4.06	4.64	3.12	6.64	.57	5.01	3.68	6.64
FIXED EXPENSES	7	1.52	1.26	.70	1.87	1.12	1.26	.70	1.87
TOTAL OPER+FIX	7	5.57	5.85	4.38	7.96	1.67	5.93	4.95	7.96
LEASING EXP	7	.61	.52	.21	.84				
TOTAL PAYROLL	1	.26	.26						
TOTAL CONTRACT	7	1.96	2.89	1.95	3.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2928	7
AVG SQFT/RETAIL TENANT	1600	1
AVG SQFT/OFFICE WORKER	182	7
AVG % OFFICE OCCUPANCY	66.8	7
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	19.67	3
RENTABLE/GROSS SQFT	.96	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.59**	**7**
PAYROLL		
CONTRACT	.48	7
SUP/MAT/MISC	.12	3
TRASH REMOVAL	.07	6
REPR/MAINT TOTAL	**.93**	**7**
PAYROLL	.26	1
ELEVATOR	.08	7
HVAC	.14	7
ELECTRICAL	.04	6
STRUCT/ROOF	.08	1
PLUMBING	.02	6
FIRE/LIFE SFTY	.12	2
OTHER MAINT/SUP	.18	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.65**	**7**
ELECTRICAL	1.62	7
GAS	.05	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	**.37**	**7**
RDS/GNDS TOTAL	.28	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.86	2
RDS/GNDS OTHER	.04	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.11	7
SEC PAYROLL		
SEC CONTRACTS	.11	7
SEC OTHER		
ADMIN TOTAL	**1.00**	**7**
PAYROLL		
MGMT FEES	.87	7
LEGAL FEES	.23	5
AUDIT FEES		
GEN OFC EXP	.01	3
OTHER ADM EXP	.21	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.26**	**7**
REAL ESTATE TAX	1.00	7
BUILDING INS	.27	7
PERS PROP TAX		
OTHER TAX	.01	1
LEASING EXPENSES	**.52**	**7**
ADV/PROMOTION	.06	3
COMM/FEES	.56	6
TENANT ALTS	.08	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.26**	**1**
CLEANING		
REPAIR/MAINT	.26	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	**2.89**	**7**
CLEANING	.51	7
REPAIR/MAINT	.82	7
RDS/GROUNDS	.86	2
SECURITY	.11	7
ADMINISTRATIVE	1.01	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Norfolk, VA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	517,475 SQ. FT.				512,534 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.07	9.27	4.39	14.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	12.21	9.68	4.39	14.39				
MISCELLANEOUS	5	1.70	.97	.73	2.33				
TOTAL INCOME	6	13.74	10.57	4.71	16.72				
EXPENSE									
CLEANING	6	.67	.67	.33	.82	.68	.70	.33	.82
REPAIR-MAINT	6	.72	.61	.29	.90	.72	.64	.29	.90
UTILITIES	6	1.84	1.69	1.31	2.44	1.86	1.75	1.31	2.44
RDS/GRNDS/SEC	6	.31	.33	.16	.40	.31	.33	.16	.40
ADMINISTRATIVE	6	.87	.73	.31	1.68	.87	.73	.31	1.68
TOTAL OPER EXP	6	4.41	4.32	2.99	5.36	4.45	4.47	2.99	5.36
FIXED EXPENSES	3	.25	.15			.25	.15		
TOTAL OPER + FIX	6	4.56	4.42	2.99	5.93	4.80	4.58	2.99	5.93
LEASING EXP	5	.74	.65	.24	.88				
TOTAL PAYROLL	6	.57	.34	.15	.91				
TOTAL CONTRACT	6	1.03	1.04	.62	1.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3765	6
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	74.9	6
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.67	6
RENTABLE/GROSS SQFT	.95	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.67	6
PAYROLL	.15	3
CONTRACT	.49	6
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.61	6
PAYROLL	.24	4
ELEVATOR	.13	6
HVAC	.08	6
ELECTRICAL	.04	6
STRUCT/ROOF	.02	5
PLUMBING	.03	6
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.08	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.69	6
ELECTRICAL	1.50	6
GAS	.23	3
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	5
RDS/GNDS/SEC TOTAL	.33	6
RDS/GNDS TOTAL	.09	5
RDS/GNDS PAYRL	.06	2
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.04	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.17	6
SEC PAYROLL	.10	3
SEC CONTRACTS	.08	5
SEC OTHER	.01	3
ADMIN TOTAL	.73	6
PAYROLL	.21	4
MGMT FEES	.34	6
LEGAL FEES	.01	3
AUDIT FEES	.03	2
GEN OFC EXP	.08	6
OTHER ADM EXP	.01	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.15	3
REAL ESTATE TAX	.98	1
BUILDING INS	.15	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.65	5
ADV/PROMOTION	.01	2
COMM/FEES	.39	5
TENANT ALTS	.41	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.34	6
CLEANING	.15	3
REPAIR/MAINT	.24	4
RDS/GROUNDS	.06	2
SECURITY	.10	3
ADMINISTRATIVE	.21	4
TOTAL CONTRACTS	1.04	6
CLEANING	.49	6
REPAIR/MAINT		
RDS/GROUNDS	.03	4
SECURITY	.06	5
ADMINISTRATIVE	.38	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Norwalk, CT

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	649,799 SQ. FT.				649,799 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					20.58	19.60		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	20.60	19.60						
MISCELLANEOUS	3	3.24	1.24						
TOTAL INCOME	3	23.84	25.17						
EXPENSE									
CLEANING	3	.99	.97			.99	.97		
REPAIR-MAINT	3	.50	.53			.50	.53		
UTILITIES	3	2.06	1.74			2.06	1.74		
RDS/GRNDS/SEC	3	.59	.73			.59	.73		
ADMINISTRATIVE	3	.42	.20			.42	.20		
TOTAL OPER EXP	3	4.57	4.33			4.57	4.33		
FIXED EXPENSES	3	2.42	2.44			2.42	2.44		
TOTAL OPER + FIX	3	6.99	6.77			6.99	6.77		
LEASING EXP	2	4.27	4.32						
TOTAL PAYROLL	3	.62	.64						
TOTAL CONTRACT	3	1.50	1.47						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21660	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	333	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	27.17	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.97	3
PAYROLL	.11	3
CONTRACT	.78	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.53	3
PAYROLL	.25	3
ELEVATOR	.11	3
HVAC	.02	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.03	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.07	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.74	3
ELECTRICAL	1.58	3
GAS	.09	3
FUEL OIL	.06	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	.73	3
RDS/GNDS TOTAL	.29	3
RDS/GNDS PAYRL	.12	3
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.11	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.44	2
SEC PAYROLL		
SEC CONTRACTS	.41	2
SEC OTHER	.02	2
ADMIN TOTAL	.20	3
PAYROLL	.16	3
MGMT FEES	.70	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.03	3
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.44	3
REAL ESTATE TAX	2.18	3
BUILDING INS	.27	3
PERS PROP TAX	.01	1
OTHER TAX		
LEASING EXPENSES	4.32	2
ADV/PROMOTION	.22	2
COMM/FEES	1.60	1
TENANT ALTS	3.30	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.84	3
CLEANING	.11	3
REPAIR/MAINT	.25	3
RDS/GROUNDS	.12	3
SECURITY		
ADMINISTRATIVE	.16	3
TOTAL CONTRACTS	1.47	3
CLEANING	.78	3
REPAIR/MAINT	.13	3
RDS/GROUNDS	.07	3
SECURITY	.41	2
ADMINISTRATIVE	.70	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Norwalk, CT

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	649,799 SQ. FT.				649,799 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					20.58	19.60		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	20.60	19.60						
MISCELLANEOUS	3	3.24	1.24						
TOTAL INCOME	3	23.84	25.17						
EXPENSE									
CLEANING	3	.99	.97			.99	.97		
REPAIR-MAINT	3	.50	.53			.50	.53		
UTILITIES	3	2.06	1.74			2.06	1.74		
RDS/GRNDS/SEC	3	.59	.73			.59	.73		
ADMINISTRATIVE	3	.42	.20			.42	.20		
TOTAL OPER EXP	3	4.57	4.33			4.59	4.33		
FIXED EXPENSES	3	2.42	2.44			2.42	2.44		
TOTAL OPER+FIX	3	6.99	6.77			7.01	6.77		
LEASING EXP	2	4.27	4.32						
TOTAL PAYROLL	3	.62	.64						
TOTAL CONTRACT	3	1.51	1.47						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21660	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	333	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	27.17	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.97	3
PAYROLL	.11	3
CONTRACT	.78	3
SUP/MAT/MISC	.04	[illegible]
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.53	3
PAYROLL	.25	3
ELEVATOR	.11	3
HVAC	.02	3
ELECTRICAL	.03	3
STRUCT/ROOF		
PLUMBING	.03	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.07	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.74	3
ELECTRICAL	1.58	3
GAS	.09	3
FUEL OIL	.06	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	.73	3
RDS/GNDS TOTAL	.29	3
RDS/GNDS PAYRL	.12	3
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.11	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.44	2
SEC PAYROLL		
SEC CONTRACTS	.41	2
SEC OTHER	.02	2
ADMIN TOTAL	.20	3
PAYROLL	.16	3
MGMT FEES	.70	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.03	3
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.44	3
REAL ESTATE TAX	2.18	3
BUILDING INS	.27	3
PERS PROP TAX	.01	1
OTHER TAX		
LEASING EXPENSES	4.32	2
ADV/PROMOTION	.22	2
COMM/FEES	1.60	1
TENANT ALTS	3.30	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.64	3
CLEANING	.11	3
REPAIR/MAINT	.25	3
RDS/GROUNDS	.12	3
SECURITY		
ADMINISTRATIVE	.16	3
TOTAL CONTRACTS	1.47	3
CLEANING	.78	3
REPAIR/MAINT	.13	3
RDS/GROUNDS	.07	3
SECURITY	.41	2
ADMINISTRATIVE	.70	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Oakland, CA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,731,402 SQ. FT.				2,606,642 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					15.26	14.26	10.48	16.88
RETAIL AREA	3	14.39	14.80						
OTHER AREA	1	98.38	98.38						
TOTAL RENT	8	17.09	14.26	10.91	16.88				
MISCELLANEOUS	5	1.04	.33	.18	1.43				
TOTAL INCOME	8	17.91	14.26	13.31	17.08				
EXPENSE									
CLEANING	8	1.19	1.11	.72	1.37	1.24	1.11	.72	1.37
REPAIR-MAINT	8	1.73	.98	.65	1.53	1.81	.99	.72	1.53
UTILITIES	8	1.95	1.94	1.48	2.09	1.97	1.94	1.47	2.09
RDS/GRNDS/SEC	8	.66	.54	.29	.84	.66	.54	.29	.84
ADMINISTRATIVE	8	1.20	1.03	.72	1.43	1.20	1.03	.72	1.43
TOTAL OPER EXP	8	6.72	5.38	4.69	6.32	6.96	5.38	4.69	6.32
FIXED EXPENSES	8	2.33	2.26	1.11	2.41	2.33	2.26	1.11	2.41
TOTAL OPER+FIX	8	9.06	7.63	5.80	9.89	9.29	7.63	5.80	9.91
LEASING EXP	6	1.17	.82	.40	1.51				
TOTAL PAYROLL	6	.91	.79	.54	1.33				
TOTAL CONTRACT	8	1.68	1.47	.98	2.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10851	8
AVG SQFT/RETAIL TENANT	3334	6
AVG SQFT/OFFICE WORKER	241	6
AVG % OFFICE OCCUPANCY	83.7	8
AVG % RETAIL OCCUPANCY	97.6	6
AVG $ RATE YR-END RENT	20.26	8
RENTABLE/GROSS SQFT	.95	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.06	7
PAYROLL	.99	1
CONTRACT	.80	7
SUP/MAT/MISC	.08	2
TRASH REMOVAL	.07	5
REPR/MAINT TOTAL	.98	8
PAYROLL	.42	5
ELEVATOR	.25	7
HVAC	.12	7
ELECTRICAL	.02	6
STRUCT/ROOF	.03	4
PLUMBING	.01	6
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.31	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.94	8
ELECTRICAL	1.45	8
GAS	.19	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	7
RDS/GNDS/SEC TOTAL	.54	8
RDS/GNDS TOTAL	.18	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	6
RDS/GNDS OTHER	.07	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.47	7
SEC PAYROLL		
SEC CONTRACTS	.27	6
SEC OTHER	.17	4
ADMIN TOTAL	1.03	8
PAYROLL	.31	6
MGMT FEES	.64	6
LEGAL FEES	.03	4
AUDIT FEES	.01	3
GEN OFC EXP	.04	7
OTHER ADM EXP	.16	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.26	8
REAL ESTATE TAX	1.88	8
BUILDING INS	.38	8
PERS PROP TAX	.00	2
OTHER TAX	.10	2
LEASING EXPENSES	.82	6
ADV/PROMOTION	.20	3
COMM/FEES	.47	4
TENANT ALTS	.28	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.79	6
CLEANING	.99	1
REPAIR/MAINT	.42	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	6
TOTAL CONTRACTS	1.47	8
CLEANING	.80	7
REPAIR/MAINT	.41	7
RDS/GROUNDS	.21	6
SECURITY	.27	6
ADMINISTRATIVE	.64	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Oakland, CA

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,582,918 SQ. FT.				1,579,209 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					21.03	16.88		
RETAIL AREA	1	28.76	28.76						
OTHER AREA									
TOTAL RENT	3	21.02	16.88						
MISCELLANEOUS	2	.34	.33						
TOTAL INCOME	3	21.25	17.08						
EXPENSE									
CLEANING	3	1.18	1.17			1.19	1.17		
REPAIR-MAINT	3	1.24	1.27			1.25	1.28		
UTILITIES	3	1.80	1.94			1.80	1.94		
RDS/GRNDS/SEC	3	.60	.54			.60	.54		
ADMINISTRATIVE	3	1.14	1.13			1.14	1.13		
TOTAL OPER EXP	3	5.96	6.30			5.97	6.32		
FIXED EXPENSES	3	2.39	2.26			2.39	2.26		
TOTAL OPER+FIX	3	8.35	7.64			8.36	7.64		
LEASING EXP	1	1.72	1.72						
TOTAL PAYROLL	3	.93	.76						
TOTAL CONTRACT	3	2.49	2.81						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14391	3
AVG SQFT/RETAIL TENANT	1236	2
AVG SQFT/OFFICE WORKER	224	2
AVG % OFFICE OCCUPANCY	91.1	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	24.33	3
RENTABLE/GROSS SQFT	1.00	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.17	3
PAYROLL	.99	1
CONTRACT	.89	3
SUP/MAT/MISC	.06	1
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	1.27	3
PAYROLL	.49	2
ELEVATOR	.32	3
HVAC	.08	3
ELECTRICAL	.02	3
STRUCT/ROOF	.01	1
PLUMBING	.01	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.46	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.94	3
ELECTRICAL	1.77	3
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.54	3
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.52	3
SEC PAYROLL		
SEC CONTRACTS	.52	3
SEC OTHER	.03	1
ADMIN TOTAL	1.13	3
PAYROLL	.26	3
MGMT FEES	.70	3
LEGAL FEES	.00	1
AUDIT FEES	.01	3
GEN OFC EXP	.04	3
OTHER ADM EXP	.15	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.26	3
REAL ESTATE TAX	1.68	3
BUILDING INS	.58	3
PERS PROP TAX	.00	2
OTHER TAX	.09	1
LEASING EXPENSES	1.72	1
ADV/PROMOTION	.20	1
COMM/FEES	.29	1
TENANT ALTS	1.23	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.76	3
CLEANING	.99	1
REPAIR/MAINT	.49	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	3
TOTAL CONTRACTS	2.81	3
CLEANING	.89	3
REPAIR/MAINT	.42	3
RDS/GROUNDS	.02	3
SECURITY	.52	3
ADMINISTRATIVE	.70	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,204,928 SQ. FT.				1,204,928 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					13.57	13.65		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.57	13.65						
MISCELLANEOUS	2	1.18	.70						
TOTAL INCOME	4	18.63	14.90						
EXPENSE									
CLEANING	4	.80	.77			.80	.77		
REPAIR-MAINT	4	.84	.76			.84	.76		
UTILITIES	4	2.02	2.00			2.02	2.00		
RDS/GRNDS/SEC	2	.38	.32			.38	.32		
ADMINISTRATIVE	4	.44	.50			.44	.50		
TOTAL OPER EXP	4	4.21	4.18			4.21	4.18		
FIXED EXPENSES	4	2.07	2.26			2.07	2.26		
TOTAL OPER+FIX	4	6.29	6.47			6.29	6.47		
LEASING EXP	3	.02	.14						
TOTAL PAYROLL									
TOTAL CONTRACT	2	2.12	1.98						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4208	1
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	243	2
AVG % OFFICE OCCUPANCY	94.5	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.60	2
RENTABLE/GROSS SQFT	.96	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.68	4
PAYROLL		
CONTRACT	.61	2
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	.76	4
PAYROLL		
ELEVATOR	.04	4
HVAC	.34	4
ELECTRICAL	.06	1
STRUCT/ROOF		
PLUMBING	.02	1
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.24	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.00	4
ELECTRICAL	1.89	4
GAS	.34	2
FUEL OIL	.00	3
PURCH STEAM	.01	1
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.32	2
RDS/GNDS TOTAL	.15	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	2
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.32	1
SEC PAYROLL		
SEC CONTRACTS	.31	1
SEC OTHER	.01	1
ADMIN TOTAL	.50	4
PAYROLL	.00	2
MGMT FEES	.40	4
LEGAL FEES	.00	2
AUDIT FEES	.00	2
GEN OFC EXP	.06	3
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.26	4
REAL ESTATE TAX	1.75	4
BUILDING INS	.37	4
PERS PROP TAX	.01	1
OTHER TAX	.00	2
LEASING EXPENSES	.14	3
ADV/PROMOTION	.00	2
COMM/FEES	.29	1
TENANT ALTS	.00	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.98	2
CLEANING	.61	2
REPAIR/MAINT	.54	2
RDS/GROUNDS	.15	2
SECURITY	.31	1
ADMINISTRATIVE	.52	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Ogden, UT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	89,088 SQ. FT.				89,088 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					6.23	6.23		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	6.23	6.23						
MISCELLANEOUS	3	.11	.11						
TOTAL INCOME	3	6.34	6.34						
EXPENSE									
CLEANING	3	.85	.85			.85	.85		
REPAIR-MAINT	3	1.10	1.10			1.10	1.10		
UTILITIES	3	1.62	1.62			1.62	1.62		
RDS/GRNDS/SEC	3	.53	.53			.53	.53		
ADMINISTRATIVE	3	.08	.08			.08	.08		
TOTAL OPER EXP	3	4.19	4.19			4.19	4.19		
FIXED EXPENSES	3	.43	.43			.43	.43		
TOTAL OPER+FIX	3	4.62	4.62			4.62	4.62		
LEASING EXP	3	.05	.05						
TOTAL PAYROLL	3	.59	.59						
TOTAL CONTRACT	3	1.42	1.42						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4096	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	293	3
AVG % OFFICE OCCUPANCY	92.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	9.00	3
RENTABLE/GROSS SQFT	.87	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.85	3
PAYROLL		
CONTRACT	.75	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.01	3
REPR/MAINT TOTAL	1.10	3
PAYROLL	.59	3
ELEVATOR	.14	3
HVAC	.09	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.20	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.62	3
ELECTRICAL	1.19	3
GAS	.34	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.53	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.53	3
SEC PAYROLL		
SEC CONTRACTS	.52	3
SEC OTHER	.01	3
ADMIN TOTAL	.08	3
PAYROLL		
MGMT FEES		
LEGAL FEES	.01	3
AUDIT FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP	.06	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.43	3
REAL ESTATE TAX	.31	3
BUILDING INS	.12	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.05	3
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS	.05	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.59	3
CLEANING		
REPAIR/MAINT	.59	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.42	3
CLEANING	.75	3
REPAIR/MAINT	.14	3
RDS/GROUNDS		
SECURITY	.52	3
ADMINISTRATIVE	.01	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Oklahoma City, OK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,035,659 SQ. FT.				1,931,000 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					8.41	7.89	6.78	11.07
RETAIL AREA	1	9.21	9.21						
OTHER AREA	1	5.93	5.93						
TOTAL RENT	6	8.29	7.74	6.84	11.07				
MISCELLANEOUS	6	.36	.03	.00	.77				
TOTAL INCOME	6	8.66	8.12	6.94	11.38				
EXPENSE									
CLEANING	5	.57	.58	.46	.62	.60	.60	.46	.66
REPAIR-MAINT	6	.91	1.13	.68	1.21	.96	1.14	.70	1.27
UTILITIES	6	1.57	1.37	1.18	2.03	1.64	1.40	1.18	2.13
RDS/GRNDS/SEC	5	.18	.18	.11	.29	.18	.18	.11	.29
ADMINISTRATIVE	6	.47	.58	.38	.75	.47	.58	.38	.75
TOTAL OPER EXP	6	3.67	3.54	3.07	4.56	3.86	3.56	3.14	4.79
FIXED EXPENSES	6	.65	.71	.43	.83	.65	.71	.43	.83
TOTAL OPER+FIX	6	4.32	4.15	3.62	5.36	4.50	4.24	3.62	5.59
LEASING EXP	6	.28	.09	.04	.82				
TOTAL PAYROLL	5	.65	.67	.51	.83				
TOTAL CONTRACT	6	1.01	.80	.57	1.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6419	6
AVG SQFT/RETAIL TENANT	2567	3
AVG SQFT/OFFICE WORKER	250	4
AVG % OFFICE OCCUPANCY	75.1	6
AVG % RETAIL OCCUPANCY	77.0	3
AVG $ RATE YR-END RENT	10.13	6
RENTABLE/GROSS SQFT	.87	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.59	4
PAYROLL	.09	1
CONTRACT	.51	4
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	1.18	5
PAYROLL	.36	4
ELEVATOR	.18	5
HVAC	.08	5
ELECTRICAL	.05	4
STRUCT/ROOF	.01	4
PLUMBING	.02	3
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.18	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.40	5
ELECTRICAL	1.17	5
GAS	.13	3
FUEL OIL		
PURCH STEAM	.15	1
PURCH CH WTR	.57	1
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	.16	4
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.13	4
SEC PAYROLL	.14	1
SEC CONTRACTS	.08	4
SEC OTHER	.01	1
ADMIN TOTAL	.50	5
PAYROLL	.26	3
MGMT FEES	.22	5
LEGAL FEES	.03	4
AUDIT FEES	.02	2
GEN OFC EXP	.11	4
OTHER ADM EXP	.01	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.62	5
REAL ESTATE TAX	.55	5
BUILDING INS	.14	5
PERS PROP TAX		
OTHER TAX	.04	1
LEASING EXPENSES	.11	5
ADV/PROMOTION	.01	5
COMM/FEES	.12	3
TENANT ALTS	.03	5
BUY-OUTS	.01	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.59	4
CLEANING	.09	1
REPAIR/MAINT	.36	4
RDS/GROUNDS		
SECURITY	.14	1
ADMINISTRATIVE	.26	3
TOTAL CONTRACTS	.82	5
CLEANING	.51	4
REPAIR/MAINT	.37	4
RDS/GROUNDS	.03	4
SECURITY	.08	4
ADMINISTRATIVE	.33	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Oklahoma City, OK

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	1,543,020 SQ. FT.				1,521,444 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	20					7.31	6.86	4.88	9.77
RETAIL AREA	3	3.36	4.40						
OTHER AREA									
TOTAL RENT	20	7.38	6.94	4.93	9.82				
MISCELLANEOUS	6	.05	.01	.01	.16				
TOTAL INCOME	20	7.40	6.99	4.93	9.82				
EXPENSE									
CLEANING	20	.50	.54	.44	.67	.51	.54	.45	.70
REPAIR-MAINT	20	.74	.57	.44	.87	.75	.57	.44	.87
UTILITIES	20	1.43	1.34	1.13	1.60	1.43	1.34	1.13	1.60
RDS/GRNDS/SEC	20	.23	.22	.17	.25	.23	.22	.17	.25
ADMINISTRATIVE	20	.59	.64	.36	.79	.59	.64	.36	.79
TOTAL OPER EXP	20	3.50	3.37	2.99	4.05	3.52	3.41	2.99	4.05
FIXED EXPENSES	20	.62	.61	.48	.79	.62	.61	.48	.79
TOTAL OPER+FIX	20	4.12	4.00	3.65	4.51	4.15	4.02	3.65	4.51
LEASING EXP	20	.56	.36	.09	1.33				
TOTAL PAYROLL	13	.37	.33	.24	.51				
TOTAL CONTRACT	20	1.41	1.40	1.04	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3099	19
AVG SQFT/RETAIL TENANT	2039	3
AVG SQFT/OFFICE WORKER	240	17
AVG % OFFICE OCCUPANCY	75.4	20
AVG % RETAIL OCCUPANCY	75.6	3
AVG $ RATE YR-END RENT	8.30	19
RENTABLE/GROSS SQFT	.95	19

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.63	19
PAYROLL		
CONTRACT	.44	19
SUP/MAT/MISC	.05	16
TRASH REMOVAL	.03	19
REPR/MAINT TOTAL	.56	19
PAYROLL	.24	5
ELEVATOR	.06	14
HVAC	.10	19
ELECTRICAL	.03	19
STRUCT/ROOF	.03	15
PLUMBING	.01	19
FIRE/LIFE SFTY	.01	13
OTHER MAINT/SUP	.24	19

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.36	19
ELECTRICAL	1.29	19
GAS	.25	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	19
RDS/GNDS/SEC TOTAL	.22	19
RDS/GNDS TOTAL	.12	19
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	19
RDS/GNDS OTHER	.01	13

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	19
SEC PAYROLL		
SEC CONTRACTS	.09	19
SEC OTHER		
ADMIN TOTAL	.64	19
PAYROLL	.38	8
MGMT FEES	.34	19
LEGAL FEES	.03	12
AUDIT FEES	.01	1
GEN OFC EXP	.02	19
OTHER ADM EXP	.01	11

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.59	19
REAL ESTATE TAX	.45	19
BUILDING INS	.16	19
PERS PROP TAX	.00	1
OTHER TAX		
LEASING EXPENSES	.47	19
ADV/PROMOTION	.01	17
COMM/FEES	.06	18
TENANT ALTS	.58	18
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.33	10
CLEANING		
REPAIR/MAINT	.24	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	8
TOTAL CONTRACTS	1.46	19
CLEANING	.44	19
REPAIR/MAINT	.43	17
RDS/GROUNDS	.12	19
SECURITY	.09	19
ADMINISTRATIVE	.36	16

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	204,579 SQ. FT.				204,579 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					6.70	4.88	3.63	9.26
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	6.75	4.93	3.63	9.31				
MISCELLANEOUS	2	.05	.05						
TOTAL INCOME	6	6.77	4.93	3.63	9.36				
EXPENSE									
CLEANING	6	.55	.57	.49	.67	.55	.57	.49	.67
REPAIR-MAINT	6	.74	.75	.36	.87	.74	.75	.36	.87
UTILITIES	6	1.29	1.25	1.14	1.36	1.29	1.25	1.14	1.36
RDS/GRNDS/SEC	6	.22	.22	.21	.23	.22	.22	.21	.23
ADMINISTRATIVE	6	.55	.63	.38	.74	.55	.63	.38	.74
TOTAL OPER EXP	6	3.34	3.29	3.12	3.47	3.34	3.29	3.12	3.47
FIXED EXPENSES	6	.73	.64	.54	.89	.73	.64	.54	.89
TOTAL OPER+FIX	6	4.07	3.97	3.66	4.32	4.07	3.97	3.66	4.32
LEASING EXP	6	.80	1.19	.18	1.47				
TOTAL PAYROLL	3	.41	.48						
TOTAL CONTRACT	6	1.57	1.53	1.09	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1279	6
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	169	6
AVG % OFFICE OCCUPANCY	63.8	6
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	7.00	5
RENTABLE/GROSS SQFT	.98	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.57	6
PAYROLL		
CONTRACT	.44	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	.75	6
PAYROLL		
ELEVATOR	.09	3
HVAC	.09	6
ELECTRICAL	.03	6
STRUCT/ROOF	.04	6
PLUMBING	.00	6
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.36	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.25	6
ELECTRICAL	1.22	6
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL	.22	6
RDS/GNDS TOTAL	.12	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	6
RDS/GNDS OTHER	.00	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.10	6
SEC PAYROLL		
SEC CONTRACTS	.10	6
SEC OTHER		
ADMIN TOTAL	.63	6
PAYROLL	.48	3
MGMT FEES	.23	6
LEGAL FEES	.02	3
AUDIT FEES		
GEN OFC EXP	.02	6
OTHER ADM EXP	.02	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.64	6
REAL ESTATE TAX	.46	6
BUILDING INS	.18	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.19	6
ADV/PROMOTION	.03	6
COMM/FEES	.05	5
TENANT ALTS	1.09	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.48	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.48	3
TOTAL CONTRACTS	1.53	6
CLEANING	.44	6
REPAIR/MAINT	.46	6
RDS/GROUNDS	.12	6
SECURITY	.10	6
ADMINISTRATIVE	.25	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Oklahoma City, OK

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	400,885 SQ. FT.				387,034 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					9.31	8.81	7.20	11.98
RETAIL AREA	1	.48	.48						
OTHER AREA									
TOTAL RENT	6	9.04	8.19	7.03	12.03				
MISCELLANEOUS	2	.13	.12						
TOTAL INCOME	6	9.08	8.30	7.03	12.03				
EXPENSE									
CLEANING	6	.62	.67	.49	.73	.64	.72	.49	.75
REPAIR-MAINT	6	.67	.49	.44	1.04	.69	.49	.44	1.16
UTILITIES	6	1.58	1.45	1.12	2.35	1.58	1.45	1.12	2.35
RDS/GRNDS/SEC	6	.24	.20	.12	.43	.24	.20	.12	.43
ADMINISTRATIVE	6	.84	.83	.62	1.02	.84	.83	.62	1.02
TOTAL OPER EXP	6	3.95	4.05	3.30	4.66	4.03	4.05	3.30	4.98
FIXED EXPENSES	6	.61	.67	.30	.83	.61	.67	.30	.83
TOTAL OPER + FIX	6	4.56	4.47	3.93	5.39	4.64	4.47	3.93	5.72
LEASING EXP	6	1.05	.62	.11	2.65				
TOTAL PAYROLL	5	.43	.33	.26	.58				
TOTAL CONTRACT	6	1.47	1.59	1.12	1.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3655	6
AVG SQFT/RETAIL TENANT	1718	1
AVG SQFT/OFFICE WORKER	220	4
AVG % OFFICE OCCUPANCY	83.1	6
AVG % RETAIL OCCUPANCY	62.0	1
AVG $ RATE YR-END RENT	8.71	6
RENTABLE/GROSS SQFT	.99	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	5
PAYROLL		
CONTRACT	.53	5
SUP/MAT/MISC	.11	4
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.49	5
PAYROLL	.18	2
ELEVATOR	.04	3
HVAC	.14	5
ELECTRICAL	.03	5
STRUCT/ROOF	.03	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.19	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.47	5
ELECTRICAL	1.41	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.22	5
RDS/GNDS TOTAL	.16	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	5
RDS/GNDS OTHER	.01	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	5
SEC PAYROLL		
SEC CONTRACTS	.09	5
SEC OTHER		
ADMIN TOTAL	.70	5
PAYROLL	.33	3
MGMT FEES	.43	5
LEGAL FEES	.09	2
AUDIT FEES		
GEN OFC EXP	.02	5
OTHER ADM EXP	.21	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.62	5
REAL ESTATE TAX	.43	5
BUILDING INS	.18	5
PERS PROP TAX	.00	1
OTHER TAX		
LEASING EXPENSES	.90	5
ADV/PROMOTION	.02	3
COMM/FEES	.16	5
TENANT ALTS	.85	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.31	4
CLEANING		
REPAIR/MAINT	.18	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.33	3
TOTAL CONTRACTS	1.60	5
CLEANING	.53	5
REPAIR/MAINT	.33	4
RDS/GROUNDS	.16	5
SECURITY	.09	5
ADMINISTRATIVE	.56	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	510,119 SQ. FT.				510,119 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					7.05	6.45	5.02	9.66
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	7.31	6.55	5.02	10.24				
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	4	7.32	6.55	5.03	10.24				
EXPENSE									
CLEANING	4	.44	.48	.37	.55	.44	.48	.37	.55
REPAIR-MAINT	4	.88	.52	.43	1.17	.88	.52	.43	1.17
UTILITIES	4	1.62	1.59	1.24	1.90	1.62	1.59	1.24	1.90
RDS/GRNDS/SEC	4	.22	.17	.14	.28	.22	.17	.14	.28
ADMINISTRATIVE	4	.39	.35	.28	.53	.39	.35	.28	.53
TOTAL OPER EXP	4	3.56	3.20	2.73	4.16	3.45	3.20	2.73	4.16
FIXED EXPENSES	4	.56	.48	.47	.67	.56	.48	.47	.67
TOTAL OPER + FIX	4	4.12	3.73	3.40	4.63	4.02	3.73	3.40	4.63
LEASING EXP	4	.32	.10	.05	.65				
TOTAL PAYROLL	3	.10	.06						
TOTAL CONTRACT	4	1.30	.97	.81	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3361	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	228.	3
AVG % OFFICE OCCUPANCY	78.5	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	8.86	4
RENTABLE/GROSS SQFT	.91	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.48	4
PAYROLL		
CONTRACT	.48	4
SUP/MAT/MISC	.00	4
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	.52	4
PAYROLL	.25	1
ELEVATOR	.08	4
HVAC	.11	4
ELECTRICAL	.06	4
STRUCT/ROOF	.03	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.00	3
OTHER MAINT/SUP	.20	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.59	4
ELECTRICAL	1.49	4
GAS	.25	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	.17	4
RDS/GNDS TOTAL	.08	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	4
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.07	4
SEC PAYROLL		
SEC CONTRACTS	.07	4
SEC OTHER		
ADMIN TOTAL	.35	4
PAYROLL		
MGMT FEES	.32	4
LEGAL FEES	.02	3
AUDIT FEES	.01	1
GEN OFC EXP	.02	4
OTHER ADM EXP	.00	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.48	4
REAL ESTATE TAX	.44	4
BUILDING INS	.10	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.10	4
ADV/PROMOTION	.01	4
COMM/FEES	.02	4
TENANT ALTS	.07	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.25	1
CLEANING		
REPAIR/MAINT	.25	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.97	4
CLEANING	.48	4
REPAIR/MAINT	.23	3
RDS/GROUNDS	.09	4
SECURITY	.07	4
ADMINISTRATIVE	.31	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Omaha, NE

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,806,188 SQ. FT.				1,779,692 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					7.54	7.54		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	7.76	7.76						
MISCELLANEOUS	1	.01	.01						
TOTAL INCOME	1	7.77	7.77						
EXPENSE									
CLEANING	6	1.33	1.29			1.33	1.29		
REPAIR-MAINT	6	3.20	2.27			3.20	2.27		
UTILITIES	6	1.70	1.88			1.70	1.88		
RDS/GRNDS/SEC	6	.98	.62			.98	.62		
ADMINISTRATIVE	6	.51	.51			.51	.51		
TOTAL OPER EXP	6	7.72	7.28			7.74	7.49		
FIXED EXPENSES	6	1.01	1.36			1.01	1.36		
TOTAL OPER+FIX	6	8.73	8.66			8.75	8.84		
LEASING EXP	2	.58	.86						
TOTAL PAYROLL	6	2.96	2.85						
TOTAL CONTRACT	6	1.13	1.10						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	76562	6
AVG SQFT/RETAIL TENANT	4416	1
AVG SQFT/OFFICE WORKER	259	6
AVG % OFFICE OCCUPANCY	98.9	6
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	15.62	2
RENTABLE/GROSS SQFT	.92	2

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.29	6	**UTILITIES TOTAL**	1.88	6	SECURITY TOTAL	.61	6	**FIXED EXP TOTAL**	1.36	6	**TOTAL PAYROLL**	2.85	6
PAYROLL	.84	5	ELECTRICAL	1.53	6	SEC PAYROLL	.38	5	REAL ESTATE TAX	1.03	6	CLEANING	.84	5
CONTRACT	.42	6	GAS	.29	6	SEC CONTRACTS	.55	1	BUILDING INS	.16	6	REPAIR/MAINT	1.23	6
SUP/MAT/MISC	.08	6	FUEL OIL			SEC OTHER	.06	6	PERS PROP TAX	.00	2	RDS/GROUNDS	.06	5
TRASH REMOVAL	.04	5	PURCH STEAM			**ADMIN TOTAL**	.51	6	OTHER TAX	.01	1	SECURITY	.36	5
REPR/MAINT TOTAL	2.27	6	PURCH CH WTR			PAYROLL	.21	6	**LEASING EXPENSES**	.86	2	ADMINISTRATIVE	.21	6
PAYROLL	1.23	6	COAL			MGMT FEES	.47	1	ADV/PROMOTION	.23	1	**TOTAL CONTRACTS**	1.10	6
ELEVATOR	.14	6	WATER/SEWER	.07	6	LEGAL FEES	.06	1	COMM/FEES	.61	1	CLEANING	.55	6
HVAC	.25	6	**RDS/GNDS/SEC TOTAL**	.62	6	AUDIT FEES			TENANT ALTS	.44	2	REPAIR/MAINT	.38	6
ELECTRICAL	.17	6	RDS/GNDS TOTAL	.02	6	GEN OFC EXP	.01	6	BUY-OUTS			RDS/GROUNDS	.01	6
STRUCT/ROOF	.07	5	RDS/GNDS PAYRL	.06	5	OTHER ADM EXP	.04	5				SECURITY	.30	2
PLUMBING	.11	6	RDS/GNDS CONTR	.01	5							ADMINISTRATIVE	.70	1
FIRE/LIFE SFTY	.03	5	RDS/GNDS OTHER	.00	6									
OTHER MAINT/SUP	.38	6												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	631,988 SQ. FT.				630,988 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					8.66	8.00	7.29	9.49
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	8.78	8.00	7.43	9.35				
MISCELLANEOUS	4	1.29	.13	.05	1.95				
TOTAL INCOME	7	9.57	8.00	7.52	9.51				
EXPENSE									
CLEANING	6	.67	.61	.54	.86	.67	.61	.54	.86
REPAIR-MAINT	7	.80	.51	.38	1.03	.81	.51	.38	1.03
UTILITIES	6	1.76	1.54	1.10	2.45	1.77	1.54	1.10	2.46
RDS/GRNDS/SEC	6	.24	.18	.08	.58	.24	.18	.08	.58
ADMINISTRATIVE	6	.38	.40	.20	.96	.38	.40	.20	.96
TOTAL OPER EXP	7	3.80	3.52	3.21	4.66	3.81	3.52	3.21	4.66
FIXED EXPENSES	7	1.30	1.46	1.18	2.30	1.30	1.46	1.18	2.30
TOTAL OPER+FIX	7	5.10	4.78	3.67	7.22	5.11	4.78	3.67	7.22
LEASING EXP	4	.32	.27	.11	.49				
TOTAL PAYROLL	6	.42	.39	.20	.97				
TOTAL CONTRACT	6	1.18	1.19	.96	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5795	7
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	287	6
AVG % OFFICE OCCUPANCY	92.8	7
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.27	5
RENTABLE/GROSS SQFT	.95	6

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.55	5	**UTILITIES TOTAL**	1.77	5	SECURITY TOTAL	.04	4	**FIXED EXP TOTAL**	1.44	6	**TOTAL PAYROLL**	.46	5
PAYROLL			ELECTRICAL	1.73	5	SEC PAYROLL			REAL ESTATE TAX	1.17	6	CLEANING		
CONTRACT	.50	5	GAS	.10	4	SEC CONTRACTS	.04	4	BUILDING INS	.22	6	REPAIR/MAINT	.46	3
SUP/MAT/MISC	.06	5	FUEL OIL			SEC OTHER			PERS PROP TAX	.28	1	RDS/GROUNDS		
TRASH REMOVAL	.02	5	PURCH STEAM			**ADMIN TOTAL**	.45	5	OTHER TAX	.06	1	SECURITY		
REPR/MAINT TOTAL	.50	6	PURCH CH WTR			PAYROLL	.76	2	**LEASING EXPENSES**	.40	3	ADMINISTRATIVE	.76	2
PAYROLL	.46	3	COAL			MGMT FEES.	.33	4	ADV/PROMOTION	.09	1	**TOTAL CONTRACTS**	1.20	5
ELEVATOR	.04	5	WATER/SEWER	.06	4	LEGAL FEES	.04	2	COMM/FEES	.10	2	CLEANING	.50	5
HVAC	.14	5	**RDS/GNDS/SEC TOTAL**	.16	5	AUDIT FEES			TENANT ALTS	.39	2	REPAIR/MAINT	.31	4
ELECTRICAL	.05	4	RDS/GNDS TOTAL	.11	5	GEN OFC EXP	.02	2	BUY-OUTS.			RDS/GROUNDS	.11	5
STRUCT/ROOF	.02	4	RDS/GNDS PAYRL			OTHER ADM EXP	.05	2				SECURITY	.04	4
PLUMBING	.01	4	RDS/GNDS CONTR	.11	5							ADMINISTRATIVE	.34	4
FIRE/LIFE SFTY	.01	4	RDS/GNDS OTHER											
OTHER MAINT/SUP	.10	5												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Omaha, NE

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS		435,288 SQ. FT.				435,288 SQ. FT.		
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.07	7.50		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	9.27	7.87						
MISCELLANEOUS	2	1.95	1.92						
TOTAL INCOME	3	10.39	7.87						
EXPENSE									
CLEANING	3	.68	.67			.68	.67		
REPAIR-MAINT	3	.89	.86			.89	.86		
UTILITIES	3	1.89	1.77			1.89	1.77		
RDS/GRNDS/SEC	3	.22	.22			.22	.22		
ADMINISTRATIVE	3	.23	.30			.23	.30		
TOTAL OPER EXP	3	3.91	3.52			3.96	3.52		
FIXED EXPENSES	3	1.15	1.46			1.15	1.46		
TOTAL OPER+FIX	3	5.07	4.78			5.27	4.78		
LEASING EXP	2	.31	.35						
TOTAL PAYROLL	3	.30	.31						
TOTAL CONTRACT	3	1.12	1.20						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6261	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	268	2
AVG % OFFICE OCCUPANCY	90.6	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	13.94	2
RENTABLE/GROSS SQFT	.94	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.69	2
PAYROLL		
CONTRACT	.59	2
SUP/MAT/MISC	.08	2
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	.86	2
PAYROLL	.30	2
ELEVATOR	.04	2
HVAC	.15	2
ELECTRICAL	.02	2
STRUCT/ROOF	.01	1
PLUMBING	.01	1
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.12	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.30	2
ELECTRICAL	2.19	2
GAS	.10	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	2
RDS/GNDS/SEC TOTAL	.18	2
RDS/GNDS TOTAL	.14	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.04	2
SEC PAYROLL		
SEC CONTRACTS	.04	2
SEC OTHER		
ADMIN TOTAL	.33	2
PAYROLL		
MGMT FEES	.29	2
LEGAL FEES	.04	1
AUDIT FEES		
GEN OFC EXP	.01	1
OTHER ADM EXP	.02	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.88	2
REAL ESTATE TAX	1.66	2
BUILDING INS	.16	2
PERS PROP TAX		
OTHER TAX	.08	1
LEASING EXPENSES	.56	1
ADV/PROMOTION		
COMM/FEES	.18	1
TENANT ALTS	.40	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.30	2
CLEANING		
REPAIR/MAINT	.30	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.27	2
CLEANING	.59	2
REPAIR/MAINT	.37	1
RDS/GROUNDS	.14	2
SECURITY	.04	2
ADMINISTRATIVE	.31	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Orange County, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS		1,565,410 SQ. FT.				1,403,565 SQ. FT.		
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					16.97	15.27	11.19	22.49
RETAIL AREA	6	25.82	27.66	22.96	31.86				
OTHER AREA	3	57.02	22.34						
TOTAL RENT	10	18.63	17.73	14.94	23.94				
MISCELLANEOUS	6	.24	.07						
TOTAL INCOME	10	18.76	19.52	14.97	23.94				
EXPENSE									
CLEANING	10	.53	.58	.38	.6	.59	.66	.42	.72
REPAIR-MAINT	10	.98	1.09	.96	1.2	1.09	1.31	1.09	1.38
UTILITIES	10	1.19	1.17	1.01	1.3	1.25	1.24	1.03	1.43
RDS/GRNDS/SEC	10	.45	.48	.33	.50	.45	.48	.33	.50
ADMINISTRATIVE	10	.73	.63	.57	.94	.73	.63	.57	.94
TOTAL OPER EXP	10	3.88	4.00	3.49	4.52	4.24	4.55	4.00	4.89
FIXED EXPENSES	10	1.33	1.33	1.25	1.63	1.33	1.33	1.25	1.63
TOTAL OPER+FIX	10	5.20	5.51	5.12	5.85	5.57	5.92	5.79	6.22
LEASING EXP	10	.29	.07	.07	.22				
TOTAL PAYROLL	6	.61	.57	.54	.69				
TOTAL CONTRACT	10	1.25	1.27	1.09	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7435	10
AVG SQFT/RETAIL TENANT	6021	6
AVG SQFT/OFFICE WORKER	907	4
AVG % OFFICE OCCUPANCY	82.1	10
AVG % RETAIL OCCUPANCY	95.5	6
AVG $ RATE YR-END RENT	18.03	10
RENTABLE/GROSS SQFT	1.00	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.58	10
PAYROLL		
CONTRACT	.54	10
SUP/MAT/MISC	.01	4
TRASH REMOVAL	.03	10
REPR/MAINT TOTAL	1.09	10
PAYROLL	.23	6
ELEVATOR	.19	6
HVAC	.33	10
ELECTRICAL	.01	10
STRUCT/ROOF	.45	4
PLUMBING	.00	10
FIRE/LIFE SFTY	.06	6
OTHER MAINT/SUP	.28	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.17	10
ELECTRICAL	1.17	10
GAS	.18	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.48	10
RDS/GNDS TOTAL	.17	10
RDS/GNDS PAYRL	.09	6
RDS/GNDS CONTR	.61	4
RDS/GNDS OTHER	.07	9

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.29	10
SEC PAYROLL	.27	6
SEC CONTRACTS	.26	4
SEC OTHER	.02	6
ADMIN TOTAL	.63	10
PAYROLL		
MGMT FEES	.43	10
LEGAL FEES	.03	10
AUDIT FEES	.02	6
GEN OFC EXP	.11	10
OTHER ADM EXP	.04	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.33	10
REAL ESTATE TAX	1.05	9
BUILDING INS	.31	10
PERS PROP TAX	.81	1
OTHER TAX		
LEASING EXPENSES	.07	10
ADV/PROMOTION	.07	10
COMM/FEES	.33	5
TENANT ALTS	2.52	4
BUY-OUTS	.01	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.57	6
CLEANING		
REPAIR/MAINT	.23	6
RDS/GROUNDS	.09	6
SECURITY	.27	6
ADMINISTRATIVE		
TOTAL CONTRACTS	1.27	10
CLEANING	.54	10
REPAIR/MAINT	.13	6
RDS/GROUNDS	.61	4
SECURITY	.26	4
ADMINISTRATIVE	.60	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Orlando, FL

ALL DOWNTOWN

	# BLDS	TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	870,827 SQ. FT.				870,827 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.41	9.32	6.63	13.31
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.61	9.32	7.13	13.31				
MISCELLANEOUS	3	.04	.05						
TOTAL INCOME	4	10.64	9.36	7.15	13.35				
EXPENSE									
CLEANING	5	.75	.70	.57	1.00	.75	.70	.57	1.00
REPAIR-MAINT	5	.76	.56	.48	1.29	.76	.56	.48	1.29
UTILITIES	5	1.51	1.65	1.23	1.89	1.51	1.65	1.23	1.89
RDS/GRNDS/SEC	4	.45	.42	.38	.53	.45	.42	.38	.53
ADMINISTRATIVE	4	.83	.82	.68	.98	.83	.82	.68	.98
TOTAL OPER EXP	5	4.10	4.24	3.69	4.67	4.10	4.24	3.69	4.67
FIXED EXPENSES	4	1.72	1.72	1.62	1.83	1.72	1.72	1.62	1.83
TOTAL OPER+FIX	5	5.57	5.64	4.77	6.34	5.78	5.64	4.77	6.34
LEASING EXP	4	1.35	.59	.46	1.97				
TOTAL PAYROLL	5	.67	.55	.47	1.01				
TOTAL CONTRACT	5	1.57	1.52	1.36	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5932	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	248	4
AVG % OFFICE OCCUPANCY	87.7	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	18.31	4
RENTABLE/GROSS SQFT	.92	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.68	4
PAYROLL		
CONTRACT	.58	4
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	.53	4
PAYROLL	.18	4
ELEVATOR	.10	4
HVAC	.09	4
ELECTRICAL	.03	4
STRUCT/ROOF	.02	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.13	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.48	4
ELECTRICAL	1.39	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.42	4
RDS/GNDS TOTAL	.20	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	3
RDS/GNDS OTHER	.06	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	4
SEC PAYROLL	.30	1
SEC CONTRACTS	.21	3
SEC OTHER	.00	2
ADMIN TOTAL	.82	4
PAYROLL	.32	4
MGMT FEES	.29	4
LEGAL FEES	.10	4
AUDIT FEES	.13	1
GEN OFC EXP	.02	4
OTHER ADM EXP	.01	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.72	4
REAL ESTATE TAX	1.50	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX	.00	2
LEASING EXPENSES	.59	4
ADV/PROMOTION	.07	3
COMM/FEES	.45	4
TENANT ALTS	1.36	2
BUY-OUTS	.07	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.68	4
CLEANING		
REPAIR/MAINT	.18	4
RDS/GROUNDS	.30	1
SECURITY	.30	1
ADMINISTRATIVE	.32	4
TOTAL CONTRACTS	1.50	4
CLEANING	.58	4
REPAIR/MAINT	.11	4
RDS/GROUNDS	.14	3
SECURITY	.25	4
ADMINISTRATIVE	.45	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	# BLDS	TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	870,827 SQ. FT.				870,827 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.41	9.32	6.63	13.31
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.61	9.32	7.13	13.31				
MISCELLANEOUS	3	.04	.05						
TOTAL INCOME	4	10.64	9.36	7.15	13.35				
EXPENSE									
CLEANING	5	.75	.70	.57	1.00	.75	.70	.57	1.00
REPAIR-MAINT	5	.76	.56	.48	1.29	.76	.56	.48	1.29
UTILITIES	5	1.51	1.65	1.23	1.89	1.51	1.65	1.23	1.89
RDS/GRNDS/SEC	4	.45	.42	.38	.53	.45	.42	.38	.53
ADMINISTRATIVE	4	.83	.82	.68	.98	.83	.82	.68	.98
TOTAL OPER EXP	5	4.10	4.24	3.69	4.67	4.10	4.24	3.69	4.67
FIXED EXPENSES	4	1.72	1.72	1.62	1.83	1.72	1.72	1.62	1.83
TOTAL OPER+FIX	5	5.57	5.64	4.77	6.34	5.78	5.64	4.77	6.34
LEASING EXP	4	1.35	.59	.46	1.97				
TOTAL PAYROLL	5	.67	.55	.47	1.01				
TOTAL CONTRACT	5	1.57	1.52	1.36	1.92				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5932	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	248	4
AVG % OFFICE OCCUPANCY	87.7	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	18.31	4
RENTABLE/GROSS SQFT	.92	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.68	4
PAYROLL		
CONTRACT	.58	4
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	.53	4
PAYROLL	.18	4
ELEVATOR	.10	4
HVAC	.09	4
ELECTRICAL	.03	4
STRUCT/ROOF	.02	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.13	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.48	4
ELECTRICAL	1.39	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.42	4
RDS/GNDS TOTAL	.20	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.14	3
RDS/GNDS OTHER	.06	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	4
SEC PAYROLL	.30	1
SEC CONTRACTS	.21	3
SEC OTHER	.00	2
ADMIN TOTAL	.82	4
PAYROLL	.32	4
MGMT FEES	.29	4
LEGAL FEES	.10	4
AUDIT FEES	.13	1
GEN OFC EXP	.02	4
OTHER ADM EXP	.01	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.72	4
REAL ESTATE TAX	1.50	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX	.00	2
LEASING EXPENSES	.59	4
ADV/PROMOTION	.07	3
COMM/FEES	.45	4
TENANT ALTS	1.36	2
BUY-OUTS	.07	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.68	4
CLEANING		
REPAIR/MAINT	.18	4
RDS/GROUNDS	.30	1
SECURITY	.30	1
ADMINISTRATIVE	.32	4
TOTAL CONTRACTS	1.50	4
CLEANING	.58	4
REPAIR/MAINT	.11	4
RDS/GROUNDS	.14	3
SECURITY	.25	4
ADMINISTRATIVE	.45	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Orlando, FL

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	25 BLDS	835,263 SQ. FT.				835,263 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	25					8.83	10.27	6.33	12.72
RETAIL AREA									
OTHER AREA									
TOTAL RENT	25	8.84	10.27	6.41	12.72				
MISCELLANEOUS	22	.04	.02	.01	.04				
TOTAL INCOME	25	8.86	10.28	6.50	12.74				
EXPENSE									
CLEANING	25	.54	.63	.44	.82	.54	.63	.44	.82
REPAIR-MAINT	25	.48	.57	.29	.73	.48	.57	.29	.73
UTILITIES	25	1.09	1.32	1.19	1.54	1.09	1.32	1.19	1.54
RDS/GRNDS/SEC	25	.37	.34	.26	.47	.37	.34	.26	.47
ADMINISTRATIVE	25	.55	.78	.42	.90	.55	.78	.42	.90
TOTAL OPER EXP	25	2.03	3.79	3.11	4.30	3.03	3.79	3.11	4.30
FIXED EXPENSES	25	1.19	1.17	1.05	1.46	1.19	1.17	1.05	1.46
TOTAL OPER+FIX	25	4.22	5.23	4.32	5.93	4.22	5.23	4.32	5.93
LEASING EXP	20	.64	.20	.05	.79				
TOTAL PAYROLL	10	.34	.15	.12	.47				
TOTAL CONTRACT	25	1.26	1.46	1.12	2.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3365	25
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	276	18
AVG % OFFICE OCCUPANCY	74.9	25
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.42	24
RENTABLE/GROSS SQFT	.91	24

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.50	17
PAYROLL		
CONTRACT	.38	17
SUP/MAT/MISC	.05	17
TRASH REMOVAL	.06	17
REPR/MAINT TOTAL	.30	17
PAYROLL	.49	2
ELEVATOR	.02	14
HVAC	.11	17
ELECTRICAL	.03	16
STRUCT/ROOF	.01	12
PLUMBING	.01	16
FIRE/LIFE SFTY	.01	11
OTHER MAINT/SUP	.11	16

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.19	17
ELECTRICAL	1.13	17
GAS		
FUEL OIL	.01	1
PURCH STEAM		
PURCH CH-WTR		
COAL		
WATER/SEWER	.07	17
RDS/GNDS/SEC TOTAL	.26	17
RDS/GNDS TOTAL	.26	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	17
RDS/GNDS OTHER	.03	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.02	11
SEC PAYROLL		
SEC CONTRACTS	.02	11
SEC OTHER		
ADMIN TOTAL	.64	17
PAYROLL	.26	2
MGMT FEES	.47	16
LEGAL FEES	.02	13
AUDIT FEES	.07	3
GEN OFC EXP	.05	3
OTHER ADM EXP	.02	16

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.30	17
REAL ESTATE TAX	.69	17
BUILDING INS	.21	17
PERS PROP TAX	.00	2
OTHER TAX	.52	6
LEASING EXPENSES	.35	12
ADV/PROMOTION	.03	11
COMM/FEES	.28	3
TENANT ALTS	2.11	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.74	2
CLEANING		
REPAIR/MAINT	.49	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	2
TOTAL CONTRACTS	1.42	17
CLEANING	.38	17
REPAIR/MAINT	.09	17
RDS/GROUNDS	.26	17
SECURITY	.02	11
ADMINISTRATIVE	.51	16

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	208,305 SQ. FT.				208,305 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					10.13	10.48	7.35	13.93
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	10.17	10.48	7.43	13.93				
MISCELLANEOUS	7	.01	.01	.01	.02				
TOTAL INCOME	10	10.18	10.50	7.46	13.93				
EXPENSE									
CLEANING	10	.66	.70	.55	.84	.66	.70	.55	.84
REPAIR-MAINT	10	.54	.57	.30	.73	.54	.57	.30	.73
UTILITIES	10	1.52	1.32	1.20	1.70	1.52	1.32	1.20	1.70
RDS/GRNDS/SEC	10	.44	.42	.26	.79	.44	.42	.26	.79
ADMINISTRATIVE	10	.91	.88	.71	1.36	.91	.88	.71	1.36
TOTAL OPER EXP	10	4.08	4.11	3.53	5.11	4.08	4.11	3.53	5.11
FIXED EXPENSES	10	1.39	1.20	1.11	1.74	1.39	1.20	1.11	1.74
TOTAL OPER+FIX	10	5.47	5.57	4.91	6.30	5.47	5.57	4.91	6.30
LEASING EXP	7	1.06	.20	.10	.72				
TOTAL PAYROLL	6	.17	.15	.12	.37				
TOTAL CONTRACT	10	1.71	1.73	1.45	2.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2625	10
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	222	4
AVG % OFFICE OCCUPANCY	80.7	10
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.41	9
RENTABLE/GROSS SQFT	.84	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.62	4
PAYROLL		
CONTRACT	.47	4
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.30	4
PAYROLL		
ELEVATOR	.02	3
HVAC	.14	4
ELECTRICAL	.03	3
STRUCT/ROOF	.04	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.12	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.20	4
ELECTRICAL	1.13	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.26	4
RDS/GNDS TOTAL	.26	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.23	4
RDS/GNDS OTHER	.03	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.03	2
SEC PAYROLL		
SEC CONTRACTS	.03	2
SEC OTHER		
ADMIN TOTAL	1.30	4
PAYROLL		
MGMT FEES	1.22	4
LEGAL FEES	.06	1
AUDIT FEES	.06	2
GEN OFC EXP	.01	1
OTHER ADM EXP	.01	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.74	4
REAL ESTATE TAX	.92	4
BUILDING INS	.21	4
PERS PROP TAX	.00	1
OTHER TAX	.66	4
LEASING EXPENSES	4.17	1
ADV/PROMOTION		
COMM/FEES	.36	1
TENANT ALTS	3.82	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.91	4
CLEANING	.47	4
REPAIR/MAINT	.07	4
RDS/GROUNDS	.24	4
SECURITY	.03	2
ADMINISTRATIVE	1.22	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Orlando, FL

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	202,725 SQ. FT.				202,725 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.34	6.54		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.34	6.54						
MISCELLANEOUS	3	.08	.01						
TOTAL INCOME	3	8.41	6.71						
EXPENSE									
CLEANING	3	.56	.50			.56	.50		
REPAIR-MAINT	3	.80	.96			.80	.96		
UTILITIES	3	1.48	1.52			1.48	1.52		
RDS/GRNDS/SEC	3	.24	.22			.24	.22		
ADMINISTRATIVE	3	.56	.45			.56	.45		
TOTAL OPER EXP	3	3.65	3.63			3.65	3.63		
FIXED EXPENSES	3	1.09	1.02			1.09	1.02		
TOTAL OPER+FIX	3	4.74	4.64			4.74	4.64		
LEASING EXP	3	.96	.35						
TOTAL PAYROLL	3	.58	.52						
TOTAL CONTRACT	3	1.22	1.13						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1750	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	223	1
AVG % OFFICE OCCUPANCY	60.4	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	13.69	3
RENTABLE/GROSS SQFT	.84	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.59	2
PAYROLL		
CONTRACT	.48	2
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.07	2
REPR/MAINT TOTAL	.96	2
PAYROLL	.49	2
ELEVATOR	.06	2
HVAC	.13	2
ELECTRICAL	.02	2
STRUCT/ROOF	.01	1
PLUMBING	.01	2
FIRE/LIFE SFTY	.09	2
OTHER MAINT/SUP	.17	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.54	2
ELECTRICAL	1.43	2
GAS		
FUEL OIL	.01	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	2
RDS/GNDS/SEC TOTAL	.20	2
RDS/GNDS TOTAL	.20	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.15	2
RDS/GNDS OTHER	.09	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.65	2
PAYROLL	.26	2
MGMT FEES	.58	1
LEGAL FEES	.05	1
AUDIT FEES	.03	1
GEN OFC EXP	.05	2
OTHER ADM EXP	.02	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.14	2
REAL ESTATE TAX	1.03	2
BUILDING INS	.11	2
PERS PROP TAX	.00	1
OTHER TAX	.01	2
LEASING EXPENSES	1.46	2
ADV/PROMOTION	.12	2
COMM/FEES	.16	2
TENANT ALTS	1.21	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.74	2
CLEANING		
REPAIR/MAINT	.49	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.26	2
TOTAL CONTRACTS	1.29	2
CLEANING	.48	2
REPAIR/MAINT	.37	2
RDS/GROUNDS	.15	2
SECURITY		
ADMINISTRATIVE	.58	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Peoria, IL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	434,058 SQ. FT.				334,474 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					7.32	7.19		
RETAIL AREA	3	9.92	13.56						
OTHER AREA	2	4.97	4.97						
TOTAL RENT	4	7.35	7.55						
MISCELLANEOUS	3	.30	.24						
TOTAL INCOME	4	7.61	7.57						
EXPENSE									
CLEANING	4	.72	.99			.80	.99		
REPAIR-MAINT	4	1.02	1.30			1.15	1.80		
UTILITIES	4	1.57	1.90			1.77	1.97		
RDS/GRNDS/SEC	4	.15	.24			.15	.24		
ADMINISTRATIVE	2	.34	.29			.34	.29		
TOTAL OPER EXP	4	3.61	3.76			4.11	5.02		
FIXED EXPENSES	4	.95	1.32			.95	1.32		
TOTAL OPER+FIX	4	4.56	5.09			5.06	6.35		
LEASING EXP	3	.27	.25						
TOTAL PAYROLL	4	.78	1.06						
TOTAL CONTRACT	4	.85	.84						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2171	4
AVG SQFT/RETAIL TENANT	7365	3
AVG SQFT/OFFICE WORKER	274	4
AVG % OFFICE OCCUPANCY	87.6	4
AVG % RETAIL OCCUPANCY	98.0	3
AVG $ RATE YR-END RENT	9.15	4
RENTABLE/GROSS SQFT	.92	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.99	4
PAYROLL	.44	4
CONTRACT	.49	4
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.30	4
PAYROLL	.35	3
ELEVATOR	.23	4
HVAC	.10	4
ELECTRICAL	.09	4
STRUCT/ROOF	.06	3
PLUMBING	.03	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.14	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.90	4
ELECTRICAL	1.14	4
GAS	.55	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	.24	4
RDS/GNDS TOTAL	.21	3
RDS/GNDS PAYRL	.41	1
RDS/GNDS CONTR	.00	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.28	2
SEC PAYROLL	.24	1
SEC CONTRACTS	.16	2
SEC OTHER		
ADMIN TOTAL	.29	2
PAYROLL	.28	2
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.02	1
OTHER ADM EXP	.00	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.32	4
REAL ESTATE TAX	.49	4
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX	.83	1
LEASING EXPENSES	.25	3
ADV/PROMOTION		
COMM/FEES	.10	2
TENANT ALTS	.21	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.06	4
CLEANING	.44	4
REPAIR/MAINT	.35	3
RDS/GROUNDS	.41	1
SECURITY	.24	1
ADMINISTRATIVE	.28	2
TOTAL CONTRACTS	.84	4
CLEANING	.49	4
REPAIR/MAINT	.38	4
RDS/GROUNDS	.00	2
SECURITY	.16	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Philadelphia, PA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	36 BLDS	11,646,345 SQ. FT.				11,156,841 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	24					15.09	13.22	10.06	17.18
RETAIL AREA	14	16.66	24.21	13.94	35.27				
OTHER AREA	6	5.69	6.45	.66	31.21				
TOTAL RENT	26	15.08	14.15	10.84	17.48				
MISCELLANEOUS	15	3.37	.52	.29	3.78				
TOTAL INCOME	26	17.26	15.98	12.73	18.36				
EXPENSE									
CLEANING	36	1.40	1.45	1.08	1.82	1.45	1.45	1.10	1.82
REPAIR-MAINT	36	1.55	1.29	.83	1.65	1.61	1.34	.84	1.75
UTILITIES	36	2.22	2.22	1.81	2.80	2.29	2.24	1.82	2.60
RDS/GRNDS/SEC	32	.42	.32	.24	.55	.42	.32	.24	.55
ADMINISTRATIVE	36	.55	.68	.33	.92	.55	.68	.33	.92
TOTAL OPER EXP	36	6.10	6.07	4.54	7.17	6.33	6.07	4.68	7.46
FIXED EXPENSES	35	1.65	1.61	.72	2.18	1.65	1.61	.72	2.18
TOTAL OPER+FIX	36	7.75	7.94	5.18	8.89	7.99	7.96	5.64	9.13
LEASING EXP	29	.56	.30	.11	.99				
TOTAL PAYROLL	31	1.09	.80	.43	1.32				
TOTAL CONTRACT	34	2.07	2.17	1.73	2.91				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8678	23
AVG SQFT/RETAIL TENANT	2768	14
AVG SQFT/OFFICE WORKER	231	23
AVG % OFFICE OCCUPANCY	89.6	34
AVG % RETAIL OCCUPANCY	89.6	21
AVG $ RATE YR-END RENT	20.66	26
RENTABLE/GROSS SQFT	.85	20

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.27	31
PAYROLL	.44	6
CONTRACT	1.14	29
SUP/MAT/MISC	.06	26
TRASH REMOVAL	.08	25
REPR/MAINT TOTAL	1.18	27
PAYROLL	.64	20
ELEVATOR	.18	25
HVAC	.16	26
ELECTRICAL	.05	24
STRUCT/ROOF	.03	6
PLUMBING	.01	23
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.13	26

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.07	34
ELECTRICAL	1.88	34
GAS	.07	8
FUEL OIL	.00	1
PURCH STEAM	.31	23
PURCH CH WTR		
COAL		
WATER/SEWER	.06	32
RDS/GNDS/SEC TOTAL	.33	28
RDS/GNDS TOTAL	.05	15
RDS/GNDS PAYRL	.08	1
RDS/GNDS CONTR	.07	10
RDS/GNDS OTHER	.00	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.29	28
SEC PAYROLL	.31	7
SEC CONTRACTS	.20	25
SEC OTHER	.04	8
ADMIN TOTAL	.67	32
PAYROLL	.27	23
MGMT FEES	.27	25
LEGAL FEES	.01	16
AUDIT FEES	.04	12
GEN OFC EXP	.06	20
OTHER ADM EXP	.02	16

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.53	33
REAL ESTATE TAX	1.27	32
BUILDING INS	.29	30
PERS PROP TAX		
OTHER TAX	.04	16
LEASING EXPENSES	.27	26
ADV/PROMOTION	.05	10
COMM/FEES	.13	20
TENANT ALTS	.29	19
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.84	29
CLEANING	.44	6
REPAIR/MAINT	.65	19
RDS/GROUNDS	.08	1
SECURITY	.31	9
ADMINISTRATIVE	.28	24
TOTAL CONTRACTS	2.24	32
CLEANING	1.12	31
REPAIR/MAINT	.40	25
RDS/GROUNDS	.07	10
SECURITY	.20	25
ADMINISTRATIVE	.27	26

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	286,719 SQ. FT.				286,719 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					5.48	5.48		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	5.48	5.48						
MISCELLANEOUS	1	3.78	3.78						
TOTAL INCOME	1	9.25	9.25						
EXPENSE									
CLEANING	4	1.88	1.81	.96	2.71	1.88	1.81	.96	2.71
REPAIR-MAINT	4	2.14	1.59	.83	3.36	2.14	1.59	.83	3.36
UTILITIES	4	3.33	3.37	3.07	3.51	3.33	3.37	3.07	3.51
RDS/GRNDS/SEC	2	.55	.46			.55	.46		
ADMINISTRATIVE	4	.93	1.01	.56	1.29	.93	1.01	.56	1.29
TOTAL OPER EXP	4	8.57	7.94	5.65	11.11	8.57	7.94	5.65	11.11
FIXED EXPENSES	4	1.23	1.29	.99	1.57	1.23	1.29	.99	1.57
TOTAL OPER+FIX	4	9.80	8.96	6.94	12.38	9.80	8.96	6.94	12.38
LEASING EXP	3	4.29	1.48						
TOTAL PAYROLL	3	.72	.64						
TOTAL CONTRACT	4	3.75	2.60	1.24	5.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	63555	1
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	254	1
AVG % OFFICE OCCUPANCY	[illegible]	2
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	1.00	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.81	4
PAYROLL		
CONTRACT	1.67	3
SUP/MAT/MISC	.15	3
TRASH REMOVAL	.12	4
REPR/MAINT TOTAL	1.56	3
PAYROLL	.58	2
ELEVATOR	.15	2
HVAC	.36	2
ELECTRICAL	.10	2
STRUCT/ROOF		
PLUMBING	.06	2
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.27	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	3.37	4
ELECTRICAL	2.85	4
GAS	.09	2
FUEL OIL		
PURCH STEAM	.74	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.46	2
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	1
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.41	2
SEC PAYROLL		
SEC CONTRACTS	.41	2
SEC OTHER		
ADMIN TOTAL	1.01	4
PAYROLL	.98	1
MGMT FEES	.59	4
LEGAL FEES	.10	3
AUDIT FEES	.11	2
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.29	4
REAL ESTATE TAX	1.00	4
BUILDING INS	.17	3
PERS PROP TAX		
OTHER TAX	.06	3
LEASING EXPENSES	1.48	3
ADV/PROMOTION	.02	1
COMM/FEES	.75	2
TENANT ALTS	6.06	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.84	3
CLEANING		
REPAIR/MAINT	.58	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.98	1
TOTAL CONTRACTS	2.60	4
CLEANING	1.62	4
REPAIR/MAINT	.18	4
RDS/GROUNDS	.09	1
SECURITY	.41	2
ADMINISTRATIVE	.48	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Philadelphia, PA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	2,718,866 SQ. FT.				2,644,560 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					15.12	14.22	11.80	17.80
RETAIL AREA	11	20.88	25.48	16.63	35.55				
OTHER AREA	1	41.46	41.46						
TOTAL RENT	14	15.76	15.41	12.58	18.10				
MISCELLANEOUS	7	2.38	.52	.29	3.05				
TOTAL INCOME	14	16.92	16.20	13.74	18.36				
EXPENSE									
CLEANING	15	1.58	1.47	1.15	2.20	1.62	1.50	1.19	2.30
REPAIR-MAINT	15	1.09	1.00	.54	1.59	1.11	1.00	.54	1.59
UTILITIES	15	1.90	2.06	1.42	2.31	1.92	2.22	1.42	2.37
RDS/GRNDS/SEC	15	.42	.32	.28	.61	.42	.32	.28	.61
ADMINISTRATIVE	15	.84	.83	.72	.92	.84	.83	.72	.92
TOTAL OPER EXP	15	5.83	5.56	4.52	6.89	5.95	5.76	4.70	7.65
FIXED EXPENSES	15	1.49	1.64	.72	1.97	1.49	1.64	.72	1.97
TOTAL OPER + FIX	15	7.32	7.87	5.88	8.85	7.44	7.89	6.16	9.62
LEASING EXP	13	.74	.24	.16	1.38				
TOTAL PAYROLL	14	.82	.58	.37	1.43				
TOTAL CONTRACT	15	2.49	2.48	1.74	3.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5494	13
AVG SQFT/RETAIL TENANT	1755	8
AVG SQFT/OFFICE WORKER	258	13
AVG % OFFICE OCCUPANCY	88.0	15
AVG % RETAIL OCCUPANCY	96.0	10
AVG $ RATE YR-END RENT	19.75	15
RENTABLE/GROSS SQFT	.83	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.46**	**14**
PAYROLL	.15	3
CONTRACT	1.33	13
SUP/MAT/MISC	.06	12
TRASH REMOVAL	.09	10
REPR/MAINT TOTAL	**.92**	**14**
PAYROLL	.34	9
ELEVATOR	.18	13
HVAC	.14	14
ELECTRICAL	.03	12
STRUCT/ROOF	.05	3
PLUMBING	.01	11
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.13	13

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**2.05**	**14**
ELECTRICAL	1.58	14
GAS	.17	2
FUEL OIL	.00	1
PURCH STEAM	.31	9
PURCH CH WTR		
COAL		
WATER/SEWER	.06	13
RDS/GNDS/SEC TOTAL	**.35**	**14**
RDS/GNDS TOTAL	.05	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.28	4
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.31	14
SEC PAYROLL	.25	4
SEC CONTRACTS	.26	12
SEC OTHER	.06	4
ADMIN TOTAL	**.72**	**14**
PAYROLL	.26	13
MGMT FEES	.37	11
LEGAL FEES	.01	7
AUDIT FEES	.04	7
GEN OFC EXP	.10	11
OTHER ADM EXP	.01	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.53**	**14**
REAL ESTATE TAX	1.14	14
BUILDING INS	.31	13
PERS PROP TAX		
OTHER TAX	.05	6
LEASING EXPENSES	**.24**	**11**
ADV/PROMOTION	.11	6
COMM/FEES	.16	10
TENANT ALTS	.73	6
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.49**	**13**
CLEANING	.15	3
REPAIR/MAINT	.48	8
RDS/GROUNDS		
SECURITY	.25	6
ADMINISTRATIVE	.26	13
TOTAL CONTRACTS	**2.51**	**14**
CLEANING	1.33	13
REPAIR/MAINT	.37	12
RDS/GROUNDS	.28	4
SECURITY	.26	12
ADMINISTRATIVE	.46	12

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,601,628 SQ. FT.				2,535,967 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					6.56	7.97	3.40	11.29
RETAIL AREA	1	11.30	11.30						
OTHER AREA	3	2.74	1.40						
TOTAL RENT	5	7.45	9.67	3.29	12.66				
MISCELLANEOUS	3	11.29	11.75						
TOTAL INCOME	5	14.78	15.45	9.32	18.92				
EXPENSE									
CLEANING	7	1.12	1.08	.72	1.64	1.19	1.18	.77	1.69
REPAIR-MAINT	7	1.63	1.56	1.18	1.65	1.72	1.56	1.32	1.75
UTILITIES	7	2.27	2.52	1.92	2.89	2.37	2.55	2.11	2.89
RDS/GRNDS/SEC	7	.40	.35	.20	.53	.40	.35	.20	.53
ADMINISTRATIVE	7	.52	.42	.21	.95	.52	.42	.21	.95
TOTAL OPER EXP	7	5.94	6.47	4.19	7.17	6.26	6.88	4.68	7.21
FIXED EXPENSES	7	1.27	1.47	.47	1.87	1.27	1.47	.47	1.87
TOTAL OPER + FIX	7	7.21	7.94	5.15	8.76	7.52	7.95	5.64	8.78
LEASING EXP	5	.62	.72	.36	.99				
TOTAL PAYROLL	7	1.24	.95	.80	1.79				
TOTAL CONTRACT	7	2.01	2.02	1.48	2.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9246	5
AVG SQFT/RETAIL TENANT	7348	3
AVG SQFT/OFFICE WORKER	220	3
AVG % OFFICE OCCUPANCY	89.2	7
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	20.10	4
RENTABLE/GROSS SQFT	.86	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.08**	**7**
PAYROLL	.02	1
CONTRACT	1.03	7
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.05	5
REPR/MAINT TOTAL	**1.40**	**6**
PAYROLL	.93	6
ELEVATOR	.18	6
HVAC	.15	6
ELECTRICAL	.06	6
STRUCT/ROOF	.15	2
PLUMBING	.03	6
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.13	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**2.52**	**7**
ELECTRICAL	2.05	7
GAS	.13	2
FUEL OIL		
PURCH STEAM	.47	5
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	**.35**	**7**
RDS/GNDS TOTAL	.19	4
RDS/GNDS PAYRL	.08	1
RDS/GNDS CONTR	.30	3
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	7
SEC PAYROLL	.36	1
SEC CONTRACTS	.20	7
SEC OTHER	.00	2
ADMIN TOTAL	**.42**	**7**
PAYROLL	.27	5
MGMT FEES	.23	5
LEGAL FEES	.01	3
AUDIT FEES	.03	1
GEN OFC EXP	.04	5
OTHER ADM EXP	.05	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.47**	**7**
REAL ESTATE TAX	1.34	6
BUILDING INS	.29	7
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	**.72**	**5**
ADV/PROMOTION	.04	1
COMM/FEES	.06	4
TENANT ALTS	.50	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.95**	**7**
CLEANING	.02	1
REPAIR/MAINT	.93	6
RDS/GROUNDS	.08	1
SECURITY	.36	1
ADMINISTRATIVE	.27	5
TOTAL CONTRACTS	**2.02**	**7**
CLEANING	1.03	7
REPAIR/MAINT	.08	4
RDS/GROUNDS	.30	3
SECURITY	.20	7
ADMINISTRATIVE	.23	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Philadelphia, PA

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	4,920,947 SQ. FT.				4,662,244 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					16.02	14.53		
RETAIL AREA	2	11.93	16.12						
OTHER AREA	2	1.50	5.98						
TOTAL RENT	4	15.98	15.87	12.26	19.51				
MISCELLANEOUS	4	.25	.27	.11	.39				
TOTAL INCOME	4	16.23	16.14	12.37	19.90				
EXPENSE									
CLEANING	7	1.32	1.22	1.08	1.68	1.39	1.24	1.09	1.68
REPAIR-MAINT	7	1.63	1.41	.98	1.80	1.72	1.41	1.04	1.81
UTILITIES	7	2.39	2.07	1.92	2.45	2.50	2.08	1.94	2.47
RDS/GRNDS/SEC	6	.30	.25	.14	.52	.30	.25	.14	.52
ADMINISTRATIVE	7	.44	.48	.27	.56	.44	.48	.27	.56
TOTAL OPER EXP	7	6.05	5.18	4.54	6.49	6.35	5.26	4.57	6.49
FIXED EXPENSES	7	1.65	1.75	.53	2.59	1.65	1.75	.53	2.59
TOTAL OPER + FIX	7	7.71	7.88	5.18	8.89	8.01	7.96	5.48	8.89
LEASING EXP	7	.27	.16	.08	.30				
TOTAL PAYROLL	7	1.16	.38	.35	2.47				
TOTAL CONTRACT	7	1.78	1.86	1.27	2.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15485	4
AVG SQFT/RETAIL TENANT	1465	3
AVG SQFT/OFFICE WORKER	199	4
AVG % OFFICE OCCUPANCY	88.6	7
AVG % RETAIL OCCUPANCY	68.7	6
AVG $ RATE YR-END RENT	22.94	7
RENTABLE/GROSS SQFT	.88	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.16	6
PAYROLL	.82	2
CONTRACT	1.08	6
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.07	6
REPR/MAINT TOTAL	1.39	4
PAYROLL	.78	3
ELEVATOR	.19	4
HVAC	.17	4
ELECTRICAL	.05	4
STRUCT/ROOF	.00	1
PLUMBING	.01	4
FIRE/LIFE SFTY	.12	2
OTHER MAINT/SUP	.28	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.06	6
ELECTRICAL	1.89	6
GAS	.07	2
FUEL OIL		
PURCH STEAM	.14	5
PURCH CH WTR		
COAL		
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL	.20	5
RDS/GNDS TOTAL	.00	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.00	2
RDS/GNDS OTHER	.03	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	5
SEC PAYROLL	.28	2
SEC CONTRACTS	.15	4
SEC OTHER	.05	2
ADMIN TOTAL	.40	6
PAYROLL	.27	4
MGMT FEES	.17	4
LEGAL FEES	.00	3
AUDIT FEES	.00	2
GEN OFC EXP	.06	4
OTHER ADM EXP	.02	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.74	6
REAL ESTATE TAX	1.60	6
BUILDING INS	.03	5
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	.14	6
ADV/PROMOTION	.01	2
COMM/FEES	.14	3
TENANT ALTS	.05	6
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.37	6
CLEANING	.82	2
REPAIR/MAINT	.78	3
RDS/GROUNDS		
SECURITY	.28	2
ADMINISTRATIVE	.32	5
TOTAL CONTRACTS	1.94	6
CLEANING	1.08	6
REPAIR/MAINT	1.01	4
RDS/GROUNDS	.00	2
SECURITY	.15	4
ADMINISTRATIVE	.13	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	22 BLDS	2,600,749 SQ. FT.				2,582,179 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					12.79	12.22	10.13	14.19
RETAIL AREA	1	17.51	17.51						
OTHER AREA									
TOTAL RENT	19	13.09	13.38	10.13	14.19				
MISCELLANEOUS	13	.63	.74	.07	1.65				
TOTAL INCOME	19	13.62	13.45	10.72	14.24				
EXPENSE									
CLEANING	21	.87	.78	.64	1.05	.88	.78	.64	1.05
REPAIR-MAINT	22	.67	.60	.25	.91	.68	.60	.25	.91
UTILITIES	22	2.16	2.16	1.59	2.35	2.16	2.16	1.59	2.35
RDS/GRNDS/SEC	22	.50	.32	.20	.75	.50	.32	.20	.75
ADMINISTRATIVE	21	.62	.58	.46	.68	.62	.58	.46	.68
TOTAL OPER EXP	22	4.80	4.62	3.53	5.70	4.81	4.62	3.53	5.70
FIXED EXPENSES	21	1.20	1.12	1.01	1.42	1.20	1.12	1.01	1.42
TOTAL OPER + FIX	22	5.98	5.94	4.77	7.08	5.97	5.94	4.77	7.08
LEASING EXP	21	.60	.23	.09	1.17				
TOTAL PAYROLL	20	.49	.30	.19	.64				
TOTAL CONTRACT	22	1.68	1.68	1.28	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5291	16
AVG SQFT/RETAIL TENANT	1654	1
AVG SQFT/OFFICE WORKER	277	8
AVG % OFFICE OCCUPANCY	88.3	16
AVG % RETAIL OCCUPANCY	98.0	1
AVG $ RATE YR-END RENT	16.68	15
RENTABLE/GROSS SQFT	.91	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	19
PAYROLL	.23	5
CONTRACT	.60	19
SUP/MAT/MISC	.07	13
TRASH REMOVAL	.07	18
REPR/MAINT TOTAL	.53	20
PAYROLL	.44	7
ELEVATOR	.04	14
HVAC	.13	16
ELECTRICAL	.02	13
STRUCT/ROOF	.04	4
PLUMBING	.00	6
FIRE/LIFE SFTY	.00	4
OTHER MAINT/SUP	.16	19

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.15	20
ELECTRICAL	1.93	20
GAS	.17	2
FUEL OIL	.16	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	20
RDS/GNDS/SEC TOTAL	.28	20
RDS/GNDS TOTAL	.23	20
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	20
RDS/GNDS OTHER	.08	13

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.11	17
SEC PAYROLL	.32	4
SEC CONTRACTS	.08	13
SEC OTHER	.02	8
ADMIN TOTAL	.56	19
PAYROLL	.16	11
MGMT FEES	.39	19
LEGAL FEES	.08	7
AUDIT FEES	.09	2
GEN OFC EXP	.03	6
OTHER ADM EXP	.01	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.13	19
REAL ESTATE TAX	.94	19
BUILDING INS	.17	16
PERS PROP TAX		
OTHER TAX	.04	9
LEASING EXPENSES	.23	19
ADV/PROMOTION	.08	14
COMM/FEES	.29	11
TENANT ALTS	.70	11
BUY-OUTS		—

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.26	18
CLEANING	.23	5
REPAIR/MAINT	.44	7
RDS/GROUNDS		
SECURITY	.32	4
ADMINISTRATIVE	.16	11
TOTAL CONTRACTS	1.66	20
CLEANING	.60	19
REPAIR/MAINT	.23	19
RDS/GROUNDS	.22	20
SECURITY	.09	14
ADMINISTRATIVE	.39	19

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Philadelphia, PA

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	687,032 SQ. FT.				687,032 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					11.22	10.78	9.33	13.40
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	11.70	11.78	9.33	14.15				
MISCELLANEOUS	4	1.46	1.46	1.18	1.65				
TOTAL INCOME	8	12.44	12.55	10.70	14.15				
EXPENSE									
CLEANING	9	.85	.78	.64	1.09	.85	.78	.64	1.09
REPAIR-MAINT	10	.62	.47	.23	.99	.62	.47	.23	.99
UTILITIES	10	2.00	2.15	1.59	2.30	2.00	2.15	1.59	2.30
RDS/GRNDS/SEC	10	.43	.36	.27	.74	.43	.36	.27	.74
ADMINISTRATIVE	9	.53	.52	.42	.60	.53	.52	.42	.60
TOTAL OPER EXP	10	4.32	4.44	3.53	5.28	4.32	4.44	3.53	5.28
FIXED EXPENSES	9	1.13	1.11	.94	1.37	1.13	1.11	.94	1.37
TOTAL OPER + FIX	10	5.37	5.52	4.77	6.35	5.23	5.52	4.77	6.35
LEASING EXP	9	.54	.11	.09	.96				
TOTAL PAYROLL	9	.34	.26	.16	.39				
TOTAL CONTRACT	10	1.76	1.38	1.20	2.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5263	8
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	240	5
AVG % OFFICE OCCUPANCY	83.8	8
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	16.00	6
RENTABLE/GROSS SQFT	.93	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	9
PAYROLL	.24	2
CONTRACT	.55	9
SUP/MAT/MISC	.11	6
TRASH REMOVAL	.07	9
REPR/MAINT TOTAL	.47	10
PAYROLL	.79	2
ELEVATOR	.03	8
HVAC	.14	9
ELECTRICAL	.03	7
STRUCT/ROOF	.02	1
PLUMBING	.02	2
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.17	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.15	10
ELECTRICAL	1.96	10
GAS	.01	1
FUEL OIL	.16	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	10
RDS/GNDS/SEC TOTAL	.31	10
RDS/GNDS TOTAL	.25	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	10
RDS/GNDS OTHER	.08	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.06	9
SEC PAYROLL		
SEC CONTRACTS	.06	9
SEC OTHER	.03	3
ADMIN TOTAL	.62	9
PAYROLL	.16	5
MGMT FEES	.30	9
LEGAL FEES	.04	2
AUDIT FEES		
GEN OFC EXP	.00	2
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.11	9
REAL ESTATE TAX	.89	9
BUILDING INS	.16	7
PERS PROP TAX		
OTHER TAX	.06	2
LEASING EXPENSES	.11	9
ADV/PROMOTION	.08	7
COMM/FEES	.11	5
TENANT ALTS	.30	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.26	9
CLEANING	.24	2
REPAIR/MAINT	.79	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.16	5
TOTAL CONTRACTS	1.38	10
CLEANING	.59	9
REPAIR/MAINT	.46	9
RDS/GROUNDS	.23	10
SECURITY	.10	9
ADMINISTRATIVE	.39	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,167,593 SQ. FT.				1,149,023 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					12.43	12.55	10.89	14.65
RETAIL AREA	1	17.51	17.51						
OTHER AREA									
TOTAL RENT	8	12.84	13.32	11.48	14.69				
MISCELLANEOUS	7	.78	.58	.07	1.80				
TOTAL INCOME	8	13.54	13.65	12.44	15.31				
EXPENSE									
CLEANING	8	.74	.80	.60	.96	.75	.80	.61	.96
REPAIR-MAINT	8	.56	.60	.38	.84	.56	.60	.39	.84
UTILITIES	8	1.95	2.07	1.55	2.27	1.95	2.07	1.55	2.27
RDS/GRNDS/SEC	8	.45	.28	.20	.88	.45	.28	.20	.88
ADMINISTRATIVE	8	.59	.55	.46	.73	.59	.55	.46	.73
TOTAL OPER EXP	8	4.29	4.62	3.39	5.69	13.91	4.62	3.44	5.69
FIXED EXPENSES	8	1.37	1.37	1.14	1.75	1.37	1.37	1.14	1.75
TOTAL OPER + FIX	8	5.67	6.17	4.62	7.44	16.28	6.17	4.66	7.44
LEASING EXP	8	.88	.52	.08	1.66				
TOTAL PAYROLL	8	.52	.45	.20	.86				
TOTAL CONTRACT	8	3.96	1.69	1.23	2.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7407	5
AVG SQFT/RETAIL TENANT	1654	1
AVG SQFT/OFFICE WORKER	312	3
AVG % OFFICE OCCUPANCY	86.3	5
AVG % RETAIL OCCUPANCY	98.0	1
AVG $ RATE YR-END RENT	18.33	6
RENTABLE/GROSS SQFT	.91	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.80	8
PAYROLL	.23	3
CONTRACT	.61	8
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	.60	8
PAYROLL	.39	4
ELEVATOR	.04	6
HVAC	.06	8
ELECTRICAL	.02	5
STRUCT/ROOF	.07	3
PLUMBING	.00	3
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.12	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.07	8
ELECTRICAL	2.03	[illegible]
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	8
RDS/GNDS/SEC TOTAL	.29	8
RDS/GNDS TOTAL	.19	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	8
RDS/GNDS OTHER	.08	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.12	8
SEC PAYROLL	.32	4
SEC CONTRACTS	.05	4
SEC OTHER	.01	5
ADMIN TOTAL	.55	8
PAYROLL	.17	6
MGMT FEES	.42	8
LEGAL FEES	.04	4
AUDIT FEES	.02	1
GEN OFC EXP	.06	4
OTHER ADM EXP	.00	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.37	8
REAL ESTATE TAX	.91	8
BUILDING INS	.18	8
PERS PROP TAX		
OTHER TAX	.05	8
LEASING EXPENSES	.52	8
ADV/PROMOTION	.06	6
COMM/FEES	.35	5
TENANT ALTS	.70	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.45	8
CLEANING	.23	3
REPAIR/MAINT	.39	4
RDS/GROUNDS		
SECURITY	.32	4
ADMINISTRATIVE	.17	6
TOTAL CONTRACTS	1.69	8
CLEANING	.65	8
REPAIR/MAINT	.17	8
RDS/GROUNDS	.16	8
SECURITY	.05	4
ADMINISTRATIVE	.45	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Phoenix, AZ

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	29 BLDS	4,396,743 SQ. FT.				4,232,600 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	22					10.07	9.86	7.02	12.37
RETAIL AREA	4	4.72	7.72	4.40	9.95				
OTHER AREA	3	4.24	9.56						
TOTAL RENT	23	9.96	9.86	7.84	12.15				
MISCELLANEOUS	16	1.87	.89	.51	2.83				
TOTAL INCOME	29	10.95	11.94	8.13	13.20				
EXPENSE									
CLEANING	27	.64	.69	.45	.80	.66	.69	.48	.89
REPAIR-MAINT	29	1.03	.92	.74	1.36	1.06	.92	.76	1.41
UTILITIES	29	1.90	1.75	1.47	2.19	1.97	1.75	1.42	2.22
RDS/GRNDS/SEC	22	.35	.32	.22	.51	.35	.32	.22	.51
ADMINISTRATIVE	27	.75	.67	.49	.84	.75	.67	.49	.84
TOTAL OPER EXP	29	4.53	4.35	3.70	5.25	4.69	4.40	3.70	5.39
FIXED EXPENSES	28	1.56	1.65	1.32	2.19	1.56	1.65	1.32	2.19
TOTAL OPER+FIX	29	6.07	5.99	5.26	6.68	6.23	5.99	5.26	6.96
LEASING EXP	24	.47	.22	.18	1.23				
TOTAL PAYROLL	20	.90	.77	.49	.94				
TOTAL CONTRACT	22	1.34	1.29	1.05	1.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6956	21
AVG SQFT/RETAIL TENANT	1664	4
AVG SQFT/OFFICE WORKER	255	13
AVG % OFFICE OCCUPANCY	84.0	27
AVG % RETAIL OCCUPANCY	99.7	4
AVG $ RATE YR-END RENT	14.31	23
RENTABLE/GROSS SQFT	.92	18

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.89	27	**UTILITIES TOTAL**	1.75	28	SECURITY TOTAL	.25	15	**FIXED EXP TOTAL**	1.61	27	**TOTAL PAYROLL**	.82	19
PAYROLL	.11	3	ELECTRICAL	1.71	26	SEC PAYROLL	.42	1	REAL ESTATE TAX	1.35	27	CLEANING	.11	3
CONTRACT	.58	20	GAS	.06	15	SEC CONTRACTS	.25	15	BUILDING INS	.20	27	REPAIR/MAINT	.51	14
SUP/MAT/MISC	.07	8	FUEL OIL	.00	6	SEC OTHER	.04	2	PERS PROP TAX	.01	6	RDS/GROUNDS	.18	5
TRASH REMOVAL	.03	20	PURCH STEAM						OTHER TAX	.02	10	SECURITY	.42	1
REPR/MAINT TOTAL	.92	27	PURCH CH WTR			**ADMIN TOTAL**	.65	26	**LEASING EXPENSES**	.22	24	ADMINISTRATIVE	.25	12
PAYROLL	.51	14	COAL			PAYROLL	.24	18	ADV/PROMOTION	.07	24			
ELEVATOR	.16	22	WATER/SEWER	.06	27	MGMT FEES	.29	22	COMM/FEES	.41	6	**TOTAL CONTRACTS**	1.28	21
HVAC	.14	22	**RDS/GNDS/SEC TOTAL**	.32	21	LEGAL FEES	.01	22	TENANT ALTS	.48	15	CLEANING	.58	20
ELECTRICAL	.02	16				AUDIT FEES	.02	10	BUY-OUTS			REPAIR/MAINT	.20	14
STRUCT/ROOF	.03	10	RDS/GNDS TOTAL	.06	20	GEN OFC EXP	.06	19				RDS/GROUNDS	.05	19
PLUMBING	.02	14	RDS/GNDS PAYRL	.18	5	OTHER ADM EXP	.05	17				SECURITY	.25	15
FIRE/LIFE SFTY	.03	5	RDS/GNDS CONTR	.05	19							ADMINISTRATIVE	.30	15
OTHER MAINT/SUP	.19	27	RDS/GNDS OTHER	.02	9									

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	204,032 SQ. FT.				203,271 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					7.83	9.34	6.59	12.28
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	8.28	10.57	6.59	12.28				
MISCELLANEOUS	5	1.24	1.24	.39	2.61				
TOTAL INCOME	8	9.32	10.99	8.13	12.99				
EXPENSE									
CLEANING	7	.73	.89	.14	1.04	.73	.89	.14	1.04
REPAIR-MAINT	8	1.19	.98	.59	1.31	1.19	.98	.59	1.31
UTILITIES	8	1.54	1.76	.83	2.27	1.50	1.50	.74	2.00
RDS/GRNDS/SEC	7	.44	.37	.26	.67	.44	.37	.26	.67
ADMINISTRATIVE	6	.60	.59	.41	.87	.60	.59	.41	.87
TOTAL OPER EXP	8	4.43	4.06	2.48	5.47	4.39	4.07	2.12	5.47
FIXED EXPENSES	7	1.61	1.41	.89	2.41	1.61	1.41	.89	2.41
TOTAL OPER+FIX	8	5.64	5.53	4.24	6.13	5.52	5.53	4.24	6.13
LEASING EXP	5	1.30	.19	.18	2.56				
TOTAL PAYROLL	5	.76	.76	.58	1.05				
TOTAL CONTRACT	8	1.82	2.10	.88	2.39				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2204	7
AVG SQFT/RETAIL TENANT	761	1
AVG SQFT/OFFICE WORKER	181	6
AVG % OFFICE OCCUPANCY	86.6	7
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	12.00	6
RENTABLE/GROSS SQFT	.90	6

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.89	7	**UTILITIES TOTAL**	1.76	8	SECURITY TOTAL	.26	5	**FIXED EXP TOTAL**	1.41	7	**TOTAL PAYROLL**	.76	5
PAYROLL	.92	1	ELECTRICAL	1.76	6	SEC PAYROLL			REAL ESTATE TAX	1.15	7	CLEANING	.92	1
CONTRACT	.89	6	GAS	.03	3	SEC CONTRACTS	.26	5	BUILDING INS	.22	7	REPAIR/MAINT	.52	4
SUP/MAT/MISC	.04	2	FUEL OIL			SEC OTHER	.00	1	PERS PROP TAX	.41	1	RDS/GROUNDS	.24	1
TRASH REMOVAL	.02	7	PURCH STEAM						OTHER TAX	.22	1	SECURITY		
REPR/MAINT TOTAL	1.06	7	PURCH CH WTR			**ADMIN TOTAL**	.69	6	**LEASING EXPENSES**	.19	5	ADMINISTRATIVE	.15	4
PAYROLL	.52	4	COAL			PAYROLL	.15	4	ADV/PROMOTION	.06	5			
ELEVATOR	.16	6	WATER/SEWER	.11	7	MGMT FEES	.38	6	COMM/FEES	.41	2	**TOTAL CONTRACTS**	1.97	7
HVAC	.33	5	**RDS/GNDS/SEC TOTAL**	.37	7	LEGAL FEES	.02	4	TENANT ALTS	.56	3	CLEANING	.69	6
ELECTRICAL	.05	5				AUDIT FEES			BUY-OUTS			REPAIR/MAINT	.51	5
STRUCT/ROOF	.03	3	RDS/GNDS TOTAL	.09	7	GEN OFC EXP	.04	5				RDS/GROUNDS	.09	6
PLUMBING	.06	4	RDS/GNDS PAYRL	.24	1	OTHER ADM EXP	.06	4				SECURITY	.26	5
FIRE/LIFE SFTY	.07	2	RDS/GNDS CONTR	.09	6							ADMINISTRATIVE	.36	6
OTHER MAINT/SUP	.25	7	RDS/GNDS OTHER	.02	2									

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Phoenix, AZ

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,198,781 SQ. FT.				1,156,096 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					9.72	9.86	6.89	12.30
RETAIL AREA	3	9.71	8.50						
OTHER AREA	1	26.99	26.99						
TOTAL RENT	6	9.88	9.24	7.59	12.57				
MISCELLANEOUS	4	2.73	3.56	1.50	4.62				
TOTAL INCOME	6	11.79	12.69	7.92	14.91				
EXPENSE									
CLEANING	5	.57	.59	.44	.72	.59	.60	.47	.73
REPAIR-MAINT	6	1.20	1.30	.82	1.48	1.24	1.33	.83	1.58
UTILITIES	6	2.24	2.00	1.51	2.88	2.32	2.12	1.54	2.96
RDS/GRNDS/SEC.	6	.29	.31	.17	.33	.29	.31	.17	.33
ADMINISTRATIVE	6	.73	.76	.58	.92	.73	.76	.58	.92
TOTAL OPER EXP	6	4.97	4.65	4.29	5.58	5.15	4.96	4.37	5.74
FIXED EXPENSES	6	1.77	1.75	1.32	2.27	1.77	1.75	1.32	2.27
TOTAL OPER+FIX	6	6.73	6.75	5.79	7.33	6.91	6.88	6.04	7.49
LEASING EXP	4	.21	.21	.19	.22				
TOTAL PAYROLL	6	.83	.88	.64	.96				
TOTAL CONTRACT	5	1.47	1.44	1.10	1.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6724	5
AVG SQFT/RETAIL TENANT	1950	3
AVG SQFT/OFFICE WORKER	291	1
AVG % OFFICE OCCUPANCY	87.5	5
AVG % RETAIL OCCUPANCY	99.7	3
AVG $ RATE YR-END RENT	17.24	2
RENTABLE/GROSS SQFT	.91	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.56	5
PAYROLL		
CONTRACT	.54	5
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	1.25	5
PAYROLL	.64	5
ELEVATOR	.16	5
HVAC	.11	2
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING	.02	1
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.40	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.74	5
ELECTRICAL	1.59	5
GAS	.07	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.32	5
RDS/GNDS TOTAL	.06	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	5
RDS/GNDS OTHER	.01	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	5
SEC PAYROLL		
SEC CONTRACTS	.26	5
SEC OTHER		
ADMIN TOTAL	.74	5
PAYROLL	.28	5
MGMT FEES	.23	5
LEGAL FEES	.00	5
AUDIT FEES	.23	1
GEN OFC EXP	.12	5
OTHER ADM EXP	.06	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.61	5
REAL ESTATE TAX	1.37	5
BUILDING INS	.24	5
PERS PROP TAX	.03	2
OTHER TAX		
LEASING EXPENSES	.21	4
ADV/PROMOTION	.20	4
COMM/FEES		
TENANT ALTS	.03	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.89	5
CLEANING		
REPAIR/MAINT	.64	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	5
TOTAL CONTRACTS	1.44	5
CLEANING	.54	5
REPAIR/MAINT	.38	4
RDS/GROUNDS	.05	5
SECURITY	.26	5
ADMINISTRATIVE	.23	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	59 BLDS	2,007,275 SQ. FT.				2,003,275 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	59					9.92	12.10	10.34	13.86
RETAIL AREA									
OTHER AREA	3	2.35	2.35						
TOTAL RENT	59	10.08	12.14	10.34	13.86				
MISCELLANEOUS	46	.39	.10	.05	.52				
TOTAL INCOME	59	10.39	12.28	10.40	14.57				
EXPENSE									
CLEANING	59	.59	.68	.59	.74	.59	.68	.59	.74
REPAIR-MAINT	59	.54	.58	.40	.70	.54	.58	.40	.70
UTILITIES	59	1.54	1.75	1.47	2.04	1.54	1.75	1.47	2.04
RDS/GRNDS/SEC	59	.42	.40	.31	.56	.42	.40	.31	.56
ADMINISTRATIVE	59	.75	.72	.64	.86	.75	.72	.64	.86
TOTAL OPER EXP	59	3.84	4.18	3.78	4.57	3.84	4.18	3.80	4.57
FIXED EXPENSES	59	1.59	1.55	1.31	1.95	1.59	1.55	1.31	1.95
TOTAL OPER+FIX	59	5.43	5.87	5.51	6.39	5.43	5.87	5.51	6.39
LEASING EXP	57	1.36	.68	.12	3.29				
TOTAL PAYROLL	18	.50	.48	.33	.69				
TOTAL CONTRACT	59	1.34	1.48	1.23	1.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3416	58
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	237	20
AVG % OFFICE OCCUPANCY	74.6	58
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	14.94	58
RENTABLE/GROSS SQFT	.95	47

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.68	27
PAYROLL	.06	5
CONTRACT	.53	27
SUP/MAT/MISC	.06	17
TRASH REMOVAL	.03	19
REPR/MAINT TOTAL	.54	27
PAYROLL	.22	17
ELEVATOR	.04	26
HVAC	.09	26
ELECTRICAL	.02	21
STRUCT/ROOF	.04	13
PLUMBING	.00	13
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.11	16

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.57	27
ELECTRICAL	1.44	27
GAS	.02	12
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.10	1
WATER/SEWER	.10	25
RDS/GNDS/SEC TOTAL	.33	27
RDS/GNDS TOTAL	.28	27
RDS/GNDS PAYRL	.15	1
RDS/GNDS CONTR	.25	27
RDS/GNDS OTHER	.04	14

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.06	19
SEC PAYROLL	.00	1
SEC CONTRACTS	.06	18
SEC OTHER	.01	3
ADMIN TOTAL	.71	27
PAYROLL	.28	16
MGMT FEES	.40	27
LEGAL FEES	.03	19
AUDIT FEES	.05	10
GEN OFC EXP	.05	21
OTHER ADM EXP	.04	21

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.67	27
REAL ESTATE TAX	1.35	27
BUILDING INS	.21	26
PERS PROP TAX	.00	4
OTHER TAX	.27	18
LEASING EXPENSES	.35	24
ADV/PROMOTION	.03	18
COMM/FEES	.44	16
TENANT ALTS	.14	20
BUY-OUTS	.06	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.48	18
CLEANING	.06	5
REPAIR/MAINT	.22	17
RDS/GROUNDS	.15	1
SECURITY	.00	1
ADMINISTRATIVE	.28	16
TOTAL CONTRACTS	1.86	27
CLEANING	.56	27
REPAIR/MAINT	.12	17
RDS/GROUNDS	.25	27
SECURITY	.06	18
ADMINISTRATIVE	.50	20

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Phoenix, AZ

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	299,819 SQ. FT.				299,819 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					13.22	13.45	12.12	14.46
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	13.43	13.45	12.14	14.71				
MISCELLANEOUS	3	.09	.09						
TOTAL INCOME	8	13.46	13.50	12.18	14.76				
EXPENSE									
CLEANING	8	.68	.69	.62	.74	.68	.69	.62	.74
REPAIR-MAINT	8	.52	.56	.38	.66	.52	.56	.38	.66
UTILITIES	8	1.80	1.86	1.53	2.10	1.80	1.86	1.53	2.10
RDS/GRNDS/SEC	8	.61	.43	.29	.60	.61	.43	.29	.60
ADMINISTRATIVE	8	.65	.66	.50	.80	.65	.66	.50	.80
TOTAL OPER EXP	8	4.27	4.20	3.98	4.53	4.27	4.20	3.98	4.53
FIXED EXPENSES	8	1.97	1.76	1.58	2.43	1.97	1.76	1.58	2.43
TOTAL OPER + FIX	8	6.24	6.12	5.68	6.63	6.24	6.12	5.68	6.63
LEASING EXP	8	.86	.39	.06	1.43				
TOTAL PAYROLL	2	.56	.55						
TOTAL CONTRACT	8	1.63	1.79	1.46	2.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2603	8
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	322	8
AVG % OFFICE OCCUPANCY	77.3	8
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.27	8
RENTABLE/GROSS SQFT	.96	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.69**	**8**
PAYROLL	.24	2
CONTRACT	.54	8
SUP/MAT/MISC	.07	5
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	**.56**	**8**
PAYROLL	.05	1
ELEVATOR	.05	7
HVAC	.27	7
ELECTRICAL	.02	4
STRUCT/ROOF	.09	2
PLUMBING	.00	5
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.15	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.86**	**8**
ELECTRICAL	1.76	8
GAS	.02	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	7
RDS/GNDS/SEC TOTAL	**.43**	**8**
RDS/GNDS TOTAL	.35	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.27	8
RDS/GNDS OTHER	.04	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.06	7
SEC PAYROLL		
SEC CONTRACTS	.06	7
SEC OTHER	.02	1
ADMIN TOTAL	**.66**	**8**
PAYROLL	.28	2
MGMT FEES	.39	8
LEGAL FEES	.02	4
AUDIT FEES	.09	2
GEN OFC EXP	.01	6
OTHER ADM EXP	.05	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.76**	**8**
REAL ESTATE TAX	1.41	8
BUILDING INS	.34	8
PERS PROP TAX		
OTHER TAX	.65	3
LEASING EXPENSES	**.21**	**7**
ADV/PROMOTION	.03	1
COMM/FEES	.44	3
TENANT ALTS	.12	4
BUY-OUTS	.60	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.55**	**2**
CLEANING	.24	2
REPAIR/MAINT	.05	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.28	2
TOTAL CONTRACTS	**1.79**	**8**
CLEANING	.56	8
REPAIR/MAINT	.45	6
RDS/GROUNDS	.27	8
SECURITY	.06	7
ADMINISTRATIVE	.50	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	951,112 SQ. FT.				951,112 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					9.02	12.56	3.02	15.05
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	9.31	13.19	3.05	15.28				
MISCELLANEOUS	4	.53	.42	.11	1.13				
TOTAL INCOME	5	9.77	14.02	3.38	15.58				
EXPENSE									
CLEANING	5	.52	.60	.29	.79	.52	.60	.29	.79
REPAIR-MAINT	5	.46	.40	.28	.75	.46	.40	.28	.75
UTILITIES	5	1.21	1.24	.89	1.61	1.21	1.24	.89	1.61
RDS/GRNDS/SEC	5	.35	.32	.25	.49	.35	.32	.25	.49
ADMINISTRATIVE	5	.73	.72	.63	.83	.73	.72	.63	.83
TOTAL OPER EXP	5	3.26	3.43	2.57	4.10	4.13	3.43	2.57	4.10
FIXED EXPENSES	5	1.57	1.58	1.16	2.09	1.57	1.58	1.16	2.09
TOTAL OPER + FIX	5	4.83	5.39	3.73	5.81	5.45	5.39	3.73	5.81
LEASING EXP	4	1.17	.76	.22	2.89				
TOTAL PAYROLL	5	.47	.46	.26	.59				
TOTAL CONTRACT	5	1.73	1.34	.83	1.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4633	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	276	4
AVG % OFFICE OCCUPANCY	76.8	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	17.20	4
RENTABLE/GROSS SQFT	.94	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.60**	**5**
PAYROLL	.06	3
CONTRACT	.46	5
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.02	5
REPR/MAINT TOTAL	**.40**	**5**
PAYROLL	.19	5
ELEVATOR	.03	5
HVAC	.05	5
ELECTRICAL	.01	4
STRUCT/ROOF	.05	1
PLUMBING	.00	4
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.11	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.24**	**5**
ELECTRICAL	1.13	5
GAS	.01	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	**.32**	**5**
RDS/GNDS TOTAL	.25	5
RDS/GNDS PAYRL	.15	1
RDS/GNDS CONTR	.18	5
RDS/GNDS OTHER	.05	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.08	5
SEC PAYROLL	.00	1
SEC CONTRACTS	.08	4
SEC OTHER	.01	2
ADMIN TOTAL	**.72**	**5**
PAYROLL	.23	4
MGMT FEES	.51	5
LEGAL FEES	.02	4
AUDIT FEES	.05	1
GEN OFC EXP	.06	4
OTHER ADM EXP	.02	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.58**	**5**
REAL ESTATE TAX	1.37	5
BUILDING INS	.16	4
PERS PROP TAX	.00	1
OTHER TAX	.01	4
LEASING EXPENSES	**.76**	**4**
ADV/PROMOTION	.01	4
COMM/FEES	.59	3
TENANT ALTS	1.55	3
BUY-OUTS	.06	0

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.46**	**5**
CLEANING	.06	3
REPAIR/MAINT	.19	5
RDS/GROUNDS	.15	1
SECURITY	.00	1
ADMINISTRATIVE	.23	4
TOTAL CONTRACTS	**1.34**	**5**
CLEANING	.46	5
REPAIR/MAINT	.11	4
RDS/GROUNDS	.19	5
SECURITY	.06	4
ADMINISTRATIVE	.51	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Pittsburgh, PA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	40 BLDS	12,802,578 SQ. FT.				12,038,314 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	32					17.56	13.36	12.32	17.40
RETAIL AREA	21	15.92	14.52	7.81	20.69				
OTHER AREA	8	12.96	9.13	8.06	14.99				
TOTAL RENT	32	17.60	13.29	12.45	17.02				
MISCELLANEOUS	20	.22	.06	.02	.16				
TOTAL INCOME	32	17.78	13.49	12.50	17.17				
EXPENSE									
CLEANING	40	1.25	1.20	.95	1.48	1.29	1.23	.96	1.51
REPAIR-MAINT	40	1.48	1.38	.98	1.62	1.54	1.51	1.05	1.72
UTILITIES	40	1.84	1.81	1.50	2.15	1.89	1.91	1.56	2.22
RDS/GRNDS/SEC	39	.60	.56	.30	.82	.60	.56	.30	.82
ADMINISTRATIVE	39	.71	.83	.46	.97	.71	.83	.46	.97
TOTAL OPER EXP	40	5.85	5.67	4.58	6.66	6.07	6.02	4.67	7.16
FIXED EXPENSES	39	2.66	2.09	1.74	2.78	2.66	2.09	1.74	2.78
TOTAL OPER+FIX	40	8.46	8.12	7.06	9.14	8.73	8.21	7.50	9.44
LEASING EXP	28	.78	.27	.08	.74				
TOTAL PAYROLL	34	1.50	.81	.58	2.59				
TOTAL CONTRACT	40	1.74	1.77	.99	2.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13035	31
AVG SQFT/RETAIL TENANT	2420	25
AVG SQFT/OFFICE WORKER	265	29
AVG % OFFICE OCCUPANCY	88.8	38
AVG % RETAIL OCCUPANCY	92.0	28
AVG $ RATE YR-END RENT	17.79	33
RENTABLE/GROSS SQFT	.94	35

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.21	38
PAYROLL	1.07	13
CONTRACT	.74	36
SUP/MAT/MISC	.05	37
TRASH REMOVAL	.03	35
REPR/MAINT TOTAL	1.31	38
PAYROLL	.65	26
ELEVATOR	.20	38
HVAC	.15	36
ELECTRICAL	.06	35
STRUCT/ROOF	.01	18
PLUMBING	.02	26
FIRE/LIFE SFTY	.03	29
OTHER MAINT/SUP	.17	35

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.81	38
ELECTRICAL	1.32	38
GAS	.18	23
FUEL OIL	.00	1
PURCH STEAM	.52	13
PURCH CH WTR	.31	5
COAL	.07	2
WATER/SEWER	.06	34
RDS/GNDS/SEC TOTAL	.57	37
RDS/GNDS TOTAL	.09	24
RDS/GNDS PAYRL	.02	4
RDS/GNDS CONTR	.09	13
RDS/GNDS OTHER	.06	12

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.51	37
SEC PAYROLL	.77	8
SEC CONTRACTS	.39	29
SEC OTHER	.01	24
ADMIN TOTAL	.82	37
PAYROLL	.26	26
MGMT FEES	.34	32
LEGAL FEES	.03	25
AUDIT FEES	.03	16
GEN OFC EXP	.03	31
OTHER ADM EXP	.04	28

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.09	37
REAL ESTATE TAX	1.88	37
BUILDING INS	.25	34
PERS PROP TAX	.20	1
OTHER TAX	.08	19
LEASING EXPENSES	.27	26
ADV/PROMOTION	.08	15
COMM/FEES	.11	23
TENANT ALTS	.19	12
BUY-OUTS	.05	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.77	32
CLEANING	1.07	13
REPAIR/MAINT	.65	26
RDS/GROUNDS	.02	4
SECURITY	.77	8
ADMINISTRATIVE	.26	26
TOTAL CONTRACTS	1.88	38
CLEANING	.75	36
REPAIR/MAINT	.44	24
RDS/GROUNDS	.09	14
SECURITY	.32	31
ADMINISTRATIVE	.37	30

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	209,388 SQ. FT.				196,722 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					12.22	11.34	5.58	18.25
RETAIL AREA	3	14.50	15.53						
OTHER AREA									
TOTAL RENT	5	12.33	11.46	6.85	17.47				
MISCELLANEOUS	4	.12	.10	.03	.18				
TOTAL INCOME	5	12.43	11.46	6.94	17.60				
EXPENSE									
CLEANING	7	.91	.67	.49	1.27	.99	.73	.57	1.46
REPAIR-MAINT	7	.88	.93	.57	1.47	.96	.93	.57	1.72
UTILITIES	7	1.73	1.79	1.44	2.03	1.91	1.79	1.53	2.39
RDS/GRNDS/SEC	7	.39	.43	.04	.73	.39	.43	.04	.73
ADMINISTRATIVE	7	.54	.46	.33	.85	.54	.46	.33	.85
TOTAL OPER EXP	7	4.46	4.58	3.77	4.72	4.90	4.58	4.40	5.41
FIXED EXPENSES	7	2.23	1.98	1.39	2.41	2.23	1.98	1.39	2.41
TOTAL OPER+FIX	7	6.66	6.55	5.80	7.12	7.13	7.48	5.80	7.77
LEASING EXP	5	.26	.37	.02	.64				
TOTAL PAYROLL	5	.78	.67	.39	1.15				
TOTAL CONTRACT	7	1.62	1.95	.97	2.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2962	5
AVG SQFT/RETAIL TENANT	2168	4
AVG SQFT/OFFICE WORKER	198	7
AVG % OFFICE OCCUPANCY	90.3	7
AVG % RETAIL OCCUPANCY	73.3	4
AVG $ RATE YR-END RENT	15.33	5
RENTABLE/GROSS SQFT	.97	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.67	7
PAYROLL	.90	1
CONTRACT	.51	7
SUP/MAT/MISC	.03	6
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	.93	7
PAYROLL	.50	4
ELEVATOR	.14	7
HVAC	.15	7
ELECTRICAL	.03	6
STRUCT/ROOF	.05	2
PLUMBING	.02	5
FIRE/LIFE SFTY	.07	5
OTHER MAINT/SUP	.14	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.79	7
ELECTRICAL	1.57	7
GAS	.24	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.09	1
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL	.43	7
RDS/GNDS TOTAL	.10	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	2
RDS/GNDS OTHER	.10	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.34	7
SEC PAYROLL	.50	1
SEC CONTRACTS	.07	5
SEC OTHER	.03	4
ADMIN TOTAL	.46	7
PAYROLL	.11	3
MGMT FEES	.46	7
LEGAL FEES	.01	2
AUDIT FEES	.07	3
GEN OFC EXP	.02	3
OTHER ADM EXP	.00	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.98	7
REAL ESTATE TAX	1.82	7
BUILDING INS	.20	6
PERS PROP TAX		
OTHER TAX	.09	2
LEASING EXPENSES	.37	5
ADV/PROMOTION		
COMM/FEES	.33	4
TENANT ALTS	.15	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.67	5
CLEANING	.90	1
REPAIR/MAINT	.50	4
RDS/GROUNDS		
SECURITY	.60	1
ADMINISTRATIVE	.11	3
TOTAL CONTRACTS	1.95	7
CLEANING	.51	7
REPAIR/MAINT	.38	6
RDS/GROUNDS	.10	3
SECURITY	.06	6
ADMINISTRATIVE	.46	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Pittsburgh, PA

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	164,969 SQ. FT.				147,933 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					13.15	12.90		
RETAIL AREA	2	19.76	18.20						
OTHER AREA									
TOTAL RENT	3	13.16	12.99						
MISCELLANEOUS	3	.10	.09						
TOTAL INCOME	3	13.26	13.09						
EXPENSE									
CLEANING	3	.70	.67			.78	.79		
REPAIR-MAINT	3	.62	.51			.70	.60		
UTILITIES	3	1.31	1.22			1.46	1.45		
RDS/GRNDS/SEC	3	.34	.23			.34	.23		
ADMINISTRATIVE	3	.84	.84			.84	.84		
TOTAL OPER EXP	3	3.81	3.33			4.24	3.97		
FIXED EXPENSES	3	2.60	2.45			2.60	2.45		
TOTAL OPER+FIX	3	6.40	5.73			6.84	6.37		
LEASING EXP	2	.36	.36						
TOTAL PAYROLL	1	.39	.39						
TOTAL CONTRACT	3	2.24	2.18						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3503	3
AVG SQFT/RETAIL TENANT	1245	2
AVG SQFT/OFFICE WORKER	329	1
AVG % OFFICE OCCUPANCY	92.3	3
AVG % RETAIL OCCUPANCY	96.0	2
AVG $ RATE YR-END RENT	15.83	3
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.67	3
PAYROLL		
CONTRACT	.64	3
SUP/MAT/MISC	.03	3
TRASH REMOVAL	.02	1
REPR/MAINT TOTAL	.51	3
PAYROLL	.39	1
ELEVATOR	.14	3
HVAC	.13	3
ELECTRICAL	.04	2
STRUCT/ROOF	.01	1
PLUMBING	.01	1
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.18	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.22	3
ELECTRICAL	1.09	3
GAS	.10	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	3
RDS/GNDS/SEC TOTAL	.23	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.23	3
SEC PAYROLL		
SEC CONTRACTS	.39	2
SEC OTHER	.23	1
ADMIN TOTAL	.84	3
PAYROLL		
MGMT FEES	.73	3
LEGAL FEES	.10	2
AUDIT FEES	.02	3
GEN OFC EXP	.03	1
OTHER ADM EXP	.01	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.45	3
REAL ESTATE TAX	2.01	3
BUILDING INS	.32	3
PERS PROP TAX		
OTHER TAX	.06	3
LEASING EXPENSES	.36	2
ADV/PROMOTION		
COMM/FEES	.29	2
TENANT ALTS	.13	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.39	1
CLEANING		
REPAIR/MAINT	.39	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.18	3
CLEANING	.67	3
REPAIR/MAINT	.47	3
RDS/GROUNDS		
SECURITY	.23	3
ADMINISTRATIVE	.80	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	3,001,571 SQ. FT.				2,667,330 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	11					13.56	12.85	12.46	14.70
RETAIL AREA	7	11.43	9.48	6.06	21.72				
OTHER AREA	2	15.67	12.51						
TOTAL RENT	11	13.76	13.14	12.19	14.98				
MISCELLANEOUS	10	.06	.04	.01	.11				
TOTAL INCOME	11	13.83	13.27	12.24	14.98				
EXPENSE									
CLEANING	14	1.35	1.20	1.10	1.61	1.39	1.22	1.13	1.78
REPAIR-MAINT	14	1.77	1.62	1.06	2.64	1.84	1.64	1.29	2.74
UTILITIES	14	1.98	1.88	1.51	2.32	2.04	1.91	1.58	2.39
RDS/GRNDS/SEC	13	.67	.53	.50	.91	.67	.53	.50	.91
ADMINISTRATIVE	13	.87	.85	.75	1.06	.87	.85	.75	1.06
TOTAL OPER EXP	14	6.52	6.05	5.36	8.07	6.75	6.31	5.64	8.07
FIXED EXPENSES	13	2.12	1.76	1.59	2.50	2.12	1.76	1.59	2.50
TOTAL OPER+FIX	14	8.49	8.14	7.23	10.40	8.91	8.14	7.62	11.19
LEASING EXP	9	.79	.40	.13	.95				
TOTAL PAYROLL	13	2.63	2.50	1.82	3.46				
TOTAL CONTRACT	14	1.21	1.04	.86	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11117	10
AVG SQFT/RETAIL TENANT	2142	6
AVG SQFT/OFFICE WORKER	221	8
AVG % OFFICE OCCUPANCY	88.0	12
AVG % RETAIL OCCUPANCY	86.7	7
AVG $ RATE YR-END RENT	16.54	11
RENTABLE/GROSS SQFT	.91	11

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.35	12
PAYROLL	1.23	8
CONTRACT	.07	10
SUP/MAT/MISC	.09	12
TRASH REMOVAL	.04	12
REPR/MAINT TOTAL	1.80	12
PAYROLL	1.16	11
ELEVATOR	.17	12
HVAC	.15	10
ELECTRICAL	.04	11
STRUCT/ROOF	.01	5
PLUMBING	.02	9
FIRE/LIFE SFTY	.04	8
OTHER MAINT/SUP	.13	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.88	12
ELECTRICAL	1.30	12
GAS	.34	7
FUEL OIL		
PURCH STEAM	.49	5
PURCH CH WTR	.51	1
COAL	.05	1
WATER/SEWER	.06	11
RDS/GNDS/SEC TOTAL	.81	11
RDS/GNDS TOTAL	.08	8
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.08	5
RDS/GNDS OTHER	.01	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.76	11
SEC PAYROLL	.77	4
SEC CONTRACTS	.40	8
SEC OTHER	.01	8
ADMIN TOTAL	.84	11
PAYROLL	.30	8
MGMT FEES	.30	10
LEGAL FEES	.02	8
AUDIT FEES	.03	4
GEN OFC EXP	.03	11
OTHER ADM EXP	.04	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.76	11
REAL ESTATE TAX	1.59	11
BUILDING INS	.23	10
PERS PROP TAX	.20	1
OTHER TAX	.09	6
LEASING EXPENSES	.75	7
ADV/PROMOTION	.03	6
COMM/FEES	.17	7
TENANT ALTS	.38	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.50	11
CLEANING	1.23	8
REPAIR/MAINT	1.16	11
RDS/GROUNDS	.02	3
SECURITY	.77	4
ADMINISTRATIVE	.30	8
TOTAL CONTRACTS	1.16	12
CLEANING	.07	10
REPAIR/MAINT	.29	7
RDS/GROUNDS	.08	5
SECURITY	.40	8
ADMINISTRATIVE	.31	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Pittsburgh, PA

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	6,002,196 SQ. FT.				4,726,116 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					14.00	14.97	12.73	17.40
RETAIL AREA	7	16.39	12.82	1.85	15.56				
OTHER AREA	6	12.46	9.13	6.06	18.25				
TOTAL RENT	10	14.19	14.85	12.50	17.02				
MISCELLANEOUS	10	.37	.14	.04	.79				
TOTAL INCOME	10	14.56	15.64	12.54	17.17				
EXPENSE									
CLEANING	12	1.29	1.30	1.22	1.41	1.35	1.35	1.23	1.54
REPAIR-MAINT	12	1.54	1.41	1.24	1.83	1.60	1.53	1.29	1.88
UTILITIES	12	1.90	1.88	1.67	2.15	1.96	1.93	1.77	2.21
RDS/GRNDS/SEC	12	.64	.64	.34	.96	.64	.64	.34	.96
ADMINISTRATIVE	12	.86	.93	.54	1.10	.86	.93	.64	1.10
TOTAL OPER EXP	12	6.23	6.05	5.74	6.82	6.49	6.39	5.79	7.21
FIXED EXPENSES	12	2.20	2.09	2.03	2.68	2.20	2.09	2.03	2.68
TOTAL OPER+FIX	12	8.43	8.59	7.89	9.23	8.69	8.83	8.08	9.63
LEASING EXP	10	.91	.14	.08	1.63				
TOTAL PAYROLL	11	1.41	.57	.47	2.67				
TOTAL CONTRACT	12	1.86	2.06	1.34	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8295	9
AVG SQFT/RETAIL TENANT	2265	10
AVG SQFT/OFFICE WORKER	268	10
AVG % OFFICE OCCUPANCY	86.2	12
AVG % RETAIL OCCUPANCY	97.8	12
AVG $ RATE YR-END RENT	18.77	11
RENTABLE/GROSS SQFT	.97	12

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.30	12
PAYROLL	1.27	4
CONTRACT	1.14	12
SUP/MAT/MISC	.05	12
TRASH REMOVAL	.03	12
REPR/MAINT TOTAL	1.41	12
PAYROLL	.81	6
ELEVATOR	.26	12
HVAC	.31	12
ELECTRICAL	.14	12
STRUCT/ROOF	.01	7
PLUMBING	.01	7
FIRE/LIFE SFTY	.04	9
OTHER MAINT/SUP	.19	12

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.88	12
ELECTRICAL	1.28	12
GAS	.16	4
FUEL OIL	.00	1
PURCH STEAM	.52	7
PURCH CH WTR	.30	4
COAL		
WATER/SEWER	.05	10
RDS/GNDS/SEC TOTAL	.64	12
RDS/GNDS TOTAL	.09	9
RDS/GNDS PAYRL	.00	1
RDS/GNDS CONTR	.09	3
RDS/GNDS OTHER	.06	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.58	12
SEC PAYROLL	1.04	3
SEC CONTRACTS	.42	10
SEC OTHER	.02	9
ADMIN TOTAL	.93	12
PAYROLL	.37	11
MGMT FEES	.32	10
LEGAL FEES	.04	10
AUDIT FEES	.02	4
GEN OFC EXP	.04	12
OTHER ADM EXP	.12	11

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.09	12
REAL ESTATE TAX	1.75	12
BUILDING INS	.25	12
PERS PROP TAX		
OTHER TAX	.08	7
LEASING EXPENSES	.14	10
ADV/PROMOTION	.11	9
COMM/FEES	.06	9
TENANT ALTS	2.63	3
BUY-OUTS	.05	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.57	11
CLEANING	1.27	4
REPAIR/MAINT	.81	6
RDS/GROUNDS	.00	1
SECURITY	1.04	3
ADMINISTRATIVE	.37	11
TOTAL CONTRACTS	2.06	12
CLEANING	1.14	12
REPAIR/MAINT	.59	6
RDS/GROUNDS	.09	3
SECURITY	.42	10
ADMINISTRATIVE	.40	10

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	4,224,464 SQ. FT.				4,090,213 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					25.18	25.09		
RETAIL AREA	2	18.43	17.54						
OTHER AREA									
TOTAL RENT	3	25.08	24.67						
MISCELLANEOUS	2	.07	.07						
TOTAL INCOME	3	25.12	24.70						
EXPENSE									
CLEANING	4	1.16	1.07	.95	1.41	1.19	1.14	.96	1.47
REPAIR-MAINT	4	1.27	1.29	1.08	1.52	1.31	1.33	1.10	1.59
UTILITIES	4	1.67	1.60	1.11	2.31	1.73	1.72	1.14	2.40
RDS/GRNDS/SEC	4	.53	.59	.43	.62	.53	.59	.43	.62
ADMINISTRATIVE	4	.43	.46	.26	.67	.43	.46	.26	.67
TOTAL OPER EXP	4	5.06	4.83	3.99	6.37	5.23	5.18	4.06	6.65
FIXED EXPENSES	4	3.59	3.95	2.78	4.22	3.59	3.95	2.78	4.22
TOTAL OPER+FIX	4	8.66	8.70	8.21	9.15	8.82	8.78	8.28	9.43
LEASING EXP	2	.53	.53						
TOTAL PAYROLL	4	.86	.77	.71	1.10				
TOTAL CONTRACT	4	1.92	1.94	1.57	2.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	51669	4
AVG SQFT/RETAIL TENANT	3220	3
AVG SQFT/OFFICE WORKER	296	3
AVG % OFFICE OCCUPANCY	89.7	4
AVG % RETAIL OCCUPANCY	91.1	3
AVG $ RATE YR-END RENT	24.83	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.07	4
PAYROLL		
CONTRACT	1.01	4
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.29	4
PAYROLL	.60	4
ELEVATOR	.26	4
HVAC	.13	4
ELECTRICAL	.04	4
STRUCT/ROOF	.02	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.16	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.60	4
ELECTRICAL	1.42	4
GAS	.11	2
FUEL OIL		
PURCH STEAM	.52	1
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.59	4
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.02	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.50	4
SEC PAYROLL		
SEC CONTRACTS	.50	4
SEC OTHER	.01	2
ADMIN TOTAL	.46	4
PAYROLL	.22	4
MGMT FEES	.22	2
LEGAL FEES	.01	3
AUDIT FEES	.02	2
GEN OFC EXP	.02	4
OTHER ADM EXP	.00	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.95	4
REAL ESTATE TAX	3.68	4
BUILDING INS	.15	3
PERS PROP TAX		
OTHER TAX	.14	1
LEASING EXPENSES	.53	2
ADV/PROMOTION		
COMM/FEES	.10	1
TENANT ALTS	.48	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.77	4
CLEANING		
REPAIR/MAINT	.60	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	4
TOTAL CONTRACTS	1.94	4
CLEANING	1.01	4
REPAIR/MAINT	.56	2
RDS/GROUNDS	.06	3
SECURITY	.50	4
ADMINISTRATIVE	.20	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Pittsburgh, PA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,893,329 SQ. FT.				1,887,420 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	14					10.23	11.69	8.16	13.13
RETAIL AREA	1	8.31	8.31						
OTHER AREA									
TOTAL RENT	14	10.36	11.71	8.16	13.88				
MISCELLANEOUS	5	.15	.13	.04	.29				
TOTAL INCOME	15	12.30	12.38	8.43	14.02				
EXPENSE									
CLEANING	16	.64	.61	.49	.89	.65	.61	.49	.89
REPAIR-MAINT	15	1.29	.76	.53	1.36	1.30	.76	.53	1.36
UTILITIES	16	1.73	1.58	1.36	2.11	1.74	1.58	1.36	2.14
RDS/GRNDS/SEC	15	.39	.27	.23	.50	.39	.27	.23	.50
ADMINISTRATIVE	16	.66	.55	.41	.68	.66	.55	.41	.68
TOTAL OPER EXP	15	4.98	3.82	3.23	5.78	3.91	3.82	3.23	5.78
FIXED EXPENSES	15	2.24	2.11	1.61	2.36	2.24	2.11	1.61	2.36
TOTAL OPER+FIX	15	6.77	5.55	5.25	7.87	6.12	5.55	5.25	7.87
LEASING EXP	8	.37	.41	.21	.91				
TOTAL PAYROLL	14	1.02	.62	.32	1.06				
TOTAL CONTRACT	15	1.63	1.60	.83	2.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3945	15
AVG SQFT/RETAIL TENANT	1182	1
AVG SQFT/OFFICE WORKER	125	15
AVG % OFFICE OCCUPANCY	84.2	16
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	15.69	15
RENTABLE/GROSS SQFT	.92	15

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.52	16
PAYROLL	.51	3
CONTRACT	.55	13
SUP/MAT/MISC	.05	9
TRASH REMOVAL	.02	15
REPR/MAINT TOTAL	.71	16
PAYROLL	.33	14
ELEVATOR	.09	16
HVAC	.18	16
ELECTRICAL	.04	15
STRUCT/ROOF	.02	11
PLUMBING	.01	15
FIRE/LIFE SFTY	.02	11
OTHER MAINT/SUP	.08	16

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.58	16
ELECTRICAL	1.41	16
GAS	.16	10
FUEL OIL	.10	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	12
RDS/GNDS/SEC TOTAL	.27	15
RDS/GNDS TOTAL	.16	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	10
RDS/GNDS OTHER	.01	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.18	15
SEC PAYROLL	.16	1
SEC CONTRACTS	.20	14
SEC OTHER	.01	4
ADMIN TOTAL	.55	16
PAYROLL	.12	13
MGMT FEES	.35	10
LEGAL FEES	.01	10
AUDIT FEES	.03	8
GEN OFC EXP	.04	15
OTHER ADM EXP	.03	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.11	15
REAL ESTATE TAX	1.92	14
BUILDING INS	.13	13
PERS PROP TAX	1.13	5
OTHER TAX	.06	4
LEASING EXPENSES	.41	8
ADV/PROMOTION	.06	6
COMM/FEES	.11	6
TENANT ALTS	.27	6
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.82	14
CLEANING	.50	7
REPAIR/MAINT	.33	14
RDS/GROUNDS	.20	4
SECURITY	.28	5
ADMINISTRATIVE	.12	12
TOTAL CONTRACTS	1.60	15
CLEANING	.55	13
REPAIR/MAINT	.40	12
RDS/GROUNDS	.17	15
SECURITY	.20	14
ADMINISTRATIVE	.34	13

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	110,726 SQ. FT.				110,726 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.32	13.13		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.33	13.14						
MISCELLANEOUS									
TOTAL INCOME	3	13.33	13.14						
EXPENSE									
CLEANING	3	.95	.92			.95	.92		
REPAIR-MAINT	3	1.29	1.19			1.29	1.19		
UTILITIES	3	1.93	2.01			1.93	2.01		
RDS/GRNDS/SEC	3	.56	.28			.56	.28		
ADMINISTRATIVE	3	.63	.58			.63	.58		
TOTAL OPER EXP	3	5.36	5.26			5.36	5.26		
FIXED EXPENSES	2	1.64	1.61			1.64	1.61		
TOTAL OPER+FIX	3	6.35	5.26			7.07	5.26		
LEASING EXP	3	.42	.31						
TOTAL PAYROLL	2	.55	.55						
TOTAL CONTRACT	3	2.43	2.49						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1244	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	27	3
AVG % OFFICE OCCUPANCY	87.6	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	14.75	3
RENTABLE/GROSS SQFT	.96	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.92	3
PAYROLL		
CONTRACT	.84	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	1.06	3
PAYROLL	.46	2
ELEVATOR	.15	3
HVAC	.30	3
ELECTRICAL	.08	3
STRUCT/ROOF	.02	1
PLUMBING	.01	3
FIRE/LIFE SFTY	.02	1
OTHER MAINT/SUP	.23	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.01	3
ELECTRICAL	1.69	3
GAS	.25	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.28	3
RDS/GNDS TOTAL	.14	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.27	3
SEC PAYROLL		
SEC CONTRACTS	.27	3
SEC OTHER	.01	1
ADMIN TOTAL	.58	3
PAYROLL	.17	1
MGMT FEES	.37	3
LEGAL FEES	.02	2
AUDIT FEES	.07	2
GEN OFC EXP	.10	2
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.61	2
REAL ESTATE TAX	1.36	2
BUILDING INS	.25	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.31	3
ADV/PROMOTION	.03	2
COMM/FEES	.09	3
TENANT ALTS	.17	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.55	2
CLEANING		
REPAIR/MAINT	.46	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	1
TOTAL CONTRACTS	2.49	3
CLEANING	.84	3
REPAIR/MAINT	.46	3
RDS/GROUNDS	.10	3
SECURITY	.27	3
ADMINISTRATIVE	.57	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Pittsburgh, PA

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	600,999 SQ. FT.				595,090 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					11.34	11.84	7.74	13.42
RETAIL AREA	1	8.31	8.31						
OTHER AREA									
TOTAL RENT	6	11.54	11.93	7.79	13.98				
MISCELLANEOUS	5	.15	.13	.04	.29				
TOTAL INCOME	6	11.67	12.00	7.87	14.22				
EXPENSE									
CLEANING	7	.66	.52	.48	.86	.66	.52	.48	.86
REPAIR-MAINT	7	.83	.56	.41	.71	.84	.56	.41	.71
UTILITIES	7	1.62	1.55	1.35	1.92	1.63	1.55	1.35	2.07
RDS/GRNDS/SEC	7	.36	.26	.22	.60	.36	.26	.22	.60
ADMINISTRATIVE	7	.61	.51	.39	.66	.61	.51	.39	.66
TOTAL OPER EXP	7	4.07	3.29	3.15	5.34	4.11	3.29	3.15	5.34
FIXED EXPENSES	7	2.05	2.14	2.09	2.39	2.05	2.14	2.09	2.39
TOTAL OPER+FIX	7	6.12	5.59	5.28	7.84	6.16	5.59	5.28	7.84
LEASING EXP	3	1.08	.64						
TOTAL PAYROLL	7	.86	.73	.25	1.06				
TOTAL CONTRACT	7	1.02	1.05	.59	1.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6560	7
AVG SQFT/RETAIL TENANT	1182	1
AVG SQFT/OFFICE WORKER	241	7
AVG % OFFICE OCCUPANCY	79.0	7
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	15.96	6
RENTABLE/GROSS SQFT	.94	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.52	7
PAYROLL	.51	3
CONTRACT	.51	5
SUP/MAT/MISC	.10	5
TRASH REMOVAL	.02	7
REPR/MAINT TOTAL	.56	7
PAYROLL	.17	7
ELEVATOR	.06	7
HVAC	.07	7
ELECTRICAL	.03	7
STRUCT/ROOF	.02	5
PLUMBING	.01	7
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.06	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.55	7
ELECTRICAL	1.17	7
GAS	.14	6
FUEL OIL	.01	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	.26	7
RDS/GNDS TOTAL	.18	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	6
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.06	7
SEC PAYROLL	.16	1
SEC CONTRACTS	.05	6
SEC OTHER	.03	2
ADMIN TOTAL	.51	7
PAYROLL	.10	6
MGMT FEES	.35	5
LEGAL FEES	.01	6
AUDIT FEES	.01	4
GEN OFC EXP	.04	7
OTHER ADM EXP	.03	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.14	7
REAL ESTATE TAX	2.00	6
BUILDING INS	.09	5
PERS PROP TAX	2.13	1
OTHER TAX	.12	3
LEASING EXPENSES	.64	3
ADV/PROMOTION	.11	2
COMM/FEES	.11	2
TENANT ALTS	1.49	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.73	7
CLEANING	.51	3
REPAIR/MAINT	.17	7
RDS/GROUNDS		
SECURITY	.16	1
ADMINISTRATIVE	.10	6
TOTAL CONTRACTS	1.06	7
CLEANING	.51	5
REPAIR/MAINT	.28	4
RDS/GROUNDS	.18	7
SECURITY	.06	6
ADMINISTRATIVE	.25	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Portland, OR

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	30 BLDS	6,169,072 SQ. FT.				5,627,507 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	29					12.04	10.75	7.78	13.77
RETAIL AREA	21	9.55	10.31	7.43	14.42				
OTHER AREA	12	2.64	3.64	.93	5.24				
TOTAL RENT	30	11.11	10.82	7.62	13.21				
MISCELLANEOUS	24	.10	.04	.02	.14				
TOTAL INCOME	30	11.21	10.89	7.65	13.23				
EXPENSE									
CLEANING	30	.92	.83	.71	1.04	1.00	.90	.72	1.16
REPAIR-MAINT	30	.92	.86	.60	1.05	1.00	1.02	.62	1.18
UTILITIES	30	1.44	1.36	1.02	1.73	1.54	1.39	1.08	1.75
RDS/GRNDS/SEC	30	.29	.20	.06	.37	.29	.20	.06	.37
ADMINISTRATIVE	29	.55	.63	.27	.78	.55	.63	.27	.78
TOTAL OPER EXP	30	4.08	3.82	3.13	4.48	4.42	4.05	3.32	5.00
FIXED EXPENSES	30	2.25	1.95	1.47	2.50	2.25	1.95	1.47	2.50
TOTAL OPER+FIX	30	6.33	5.91	5.08	6.56	6.68	6.39	5.10	7.20
LEASING EXP	28	1.04	.79	.18	1.62				
TOTAL PAYROLL	28	.60	.44	.25	.75				
TOTAL CONTRACT	30	1.59	1.38	1.14	1.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7487	28
AVG SQFT/RETAIL TENANT	2623	22
AVG SQFT/OFFICE WORKER	256	17
AVG % OFFICE OCCUPANCY	88.6	30
AVG % RETAIL OCCUPANCY	96.3	22
AVG $ RATE YR-END RENT	12.80	30
RENTABLE/GROSS SQFT	.85	19

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	28
PAYROLL	.06	5
CONTRACT	.67	28
SUP/MAT/MISC	.05	26
TRASH REMOVAL	.03	25
REPR/MAINT TOTAL	.83	28
PAYROLL	.32	23
ELEVATOR	.18	28
HVAC	.09	25
ELECTRICAL	.04	25
STRUCT/ROOF	.02	12
PLUMBING	.01	24
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.12	26

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.39	27
ELECTRICAL	1.16	27
GAS	.14	17
FUEL OIL		
PURCH STEAM	.17	1
PURCH CH WTR	.17	1
COAL		
WATER/SEWER	.06	26
RDS/GNDS/SEC TOTAL	.19	28
RDS/GNDS TOTAL	.02	17
RDS/GNDS PAYRL	.03	5
RDS/GNDS CONTR	.02	15
RDS/GNDS OTHER	.01	8

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.18	27
SEC PAYROLL	.19	5
SEC CONTHACTS	.16	25
SEC OTHER	.01	8
ADMIN TOTAL	.57	27
PAYROLL	.37	15
MGMT FEES	.32	16
LEGAL FEES	.02	17
AUDIT FEES	.04	10
GEN OFC EXP	.05	16
OTHER ADM EXP	.02	26

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.96	28
REAL ESTATE TAX	1.66	28
BUILDING INS	.18	27
PERS PROP TAX	.00	5
OTHER TAX	.04	6
LEASING EXPENSES	.80	28
ADV/PROMOTION	.02	11
COMM/FEES	.12	22
TENANT ALTS	.74	23
BUY-OUTS	.24	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.42	28
CLEANING	.06	5
REPAIR/MAINT	.32	23
RDS/GROUNDS	.03	5
SECURITY	.19	5
ADMINISTRATIVE	.37	15
TOTAL CONTRACTS	1.36	28
CLEANING	.67	28
REPAIR/MAINT	.24	27
RDS/GROUNDS	.02	15
SECURITY	.16	25
ADMINISTRATIVE	.32	20

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Portland, OR

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	227,366 SQ. FT.				207,840 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					7.38	8.01	3.92	10.35
RETAIL AREA	3	8.34	9.66						
OTHER AREA	1	.99	.99						
TOTAL RENT	6	7.87	8.40	4.28	10.89				
MISCELLANEOUS	3	.15	.06						
TOTAL INCOME	6	7.94	8.45	4.47	10.89				
EXPENSE									
CLEANING	6	.88	.85	.44	1.22	.96	.91	.52	1.35
REPAIR-MAINT	6	.79	.69	.62	.99	.86	.86	.63	1.10
UTILITIES	6	1.54	1.66	.99	2.01	1.59	1.65	1.17	2.01
RDS/GRNDS/SEC	6	.11	.05	.02	.35	.11	.05	.02	.35
ADMINISTRATIVE	6	.49	.50	.18	.67	.49	.50	.18	.67
TOTAL OPER EXP	6	3.80	3.97	2.52	4.74	4.07	4.27	2.96	4.85
FIXED EXPENSES	6	1.36	1.30	.49	2.24	1.36	1.30	.49	2.24
TOTAL OPER+FIX	6	5.16	5.20	3.17	6.90	5.42	5.61	3.61	6.90
LEASING EXP	6	.95	.69	.07	1.71				
TOTAL PAYROLL	5	.53	.35	.30	.78				
TOTAL CONTRACT	6	1.27	1.17	.93	1.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2559	6
AVG SQFT/RETAIL TENANT	1757	3
AVG SQFT/OFFICE WORKER	407	2
AVG % OFFICE OCCUPANCY	77.6	6
AVG % RETAIL OCCUPANCY	94.6	3
AVG $ RATE YR-END RENT	10.50	6
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.86	6
PAYROLL		
CONTRACT	.75	6
SUP/MAT/MISC	.06	5
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	.69	6
PAYROLL	.34	5
ELEVATOR	.19	6
HVAC	.08	4
ELECTRICAL	.03	4
STRUCT/ROOF	.08	1
PLUMBING	.01	3
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.12	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.66	6
ELECTRICAL	1.18	6
GAS	.15	5
FUEL OIL		
PURCH STEAM	.17	1
PURCH CH WTR		
COAL		
WATER/SEWER	.10	6
RDS/GNDS/SEC TOTAL	.05	6
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.04	6
SEC PAYROLL		
SEC CONTRACTS	.05	5
SEC OTHER	.02	1
ADMIN TOTAL	.50	6
PAYROLL	.45	2
MGMT FEES	.24	3
LEGAL FEES	.05	3
AUDIT FEES	.22	1
GEN OFC EXP	.05	2
OTHER ADM EXP	.06	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.30	6
REAL ESTATE TAX	1.09	6
BUILDING INS	.21	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.69	6
ADV/PROMOTION	.14	2
COMM/FEES	.10	4
TENANT ALTS	.52	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.35	5
CLEANING		
REPAIR/MAINT	.34	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.45	2
TOTAL CONTRACTS	1.17	6
CLEANING	.75	6
REPAIR/MAINT	.21	6
RDS/GROUNDS	.02	2
SECURITY	.05	5
ADMINISTRATIVE	.31	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,501,993 SQ. FT.				2,261,176 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					11.23	11.86	10.39	13.77
RETAIL AREA	9	8.62	10.58	7.11	13.65				
OTHER AREA	3	4.89	4.89						
TOTAL RENT	12	11.02	11.83	10.66	13.37				
MISCELLANEOUS	10	.13	.03	.01	.13				
TOTAL INCOME	12	11.13	11.86	10.69	13.44				
EXPENSE									
CLEANING	12	.82	.76	.73	.91	.91	.86	.73	.95
REPAIR-MAINT	12	.88	.92	.58	1.06	.98	1.03	.65	1.29
UTILITIES	12	1.24	1.30	1.07	1.51	1.33	1.37	1.18	1.61
RDS/GRNDS/SEC	12	.27	.25	.10	.40	.27	.25	.10	.40
ADMINISTRATIVE	12	.68	.70	.48	.80	.68	.70	.48	.80
TOTAL OPER EXP	12	3.90	3.68	3.31	4.33	4.27	4.07	3.56	5.20
FIXED EXPENSES	12	2.24	2.09	1.55	2.51	2.24	2.09	1.55	2.51
TOTAL OPER+FIX	12	6.14	6.12	5.32	6.57	6.51	6.66	5.53	7.14
LEASING EXP	11	1.55	1.05	.20	2.15				
TOTAL PAYROLL	12	.47	.43	.28	.64				
TOTAL CONTRACT	12	1.58	1.45	1.22	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7075	11
AVG SQFT/RETAIL TENANT	3119	9
AVG SQFT/OFFICE WORKER	211	5
AVG % OFFICE OCCUPANCY	90.3	12
AVG % RETAIL OCCUPANCY	96.0	9
AVG $ RATE YR-END RENT	13.10	12
RENTABLE/GROSS SQFT	.88	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	11
PAYROLL	.07	4
CONTRACT	.66	11
SUP/MAT/MISC	.06	10
TRASH REMOVAL	.03	10
REPR/MAINT TOTAL	.87	11
PAYROLL	.27	9
ELEVATOR	.18	11
HVAC	.12	10
ELECTRICAL	.04	10
STRUCT/ROOF	.01	2
PLUMBING	.01	10
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.14	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.31	10
ELECTRICAL	1.20	10
GAS	.14	8
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC TOTAL	.25	11
RDS/GNDS TOTAL	.03	5
RDS/GNDS PAYRL	.26	1
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	11
SEC PAYROLL	.19	1
SEC CONTRACTS	.22	10
SEC OTHER	.00	1
ADMIN TOTAL	.66	11
PAYROLL	.19	6
MGMT FEES	.50	9
LEGAL FEES	.02	8
AUDIT FEES	.04	7
GEN OFC EXP	.02	7
OTHER ADM EXP	.02	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.03	11
REAL ESTATE TAX	1.78	11
BUILDING INS	.17	11
PERS PROP TAX	.00	1
OTHER TAX	.05	5
LEASING EXPENSES	1.32	10
ADV/PROMOTION	.06	4
COMM/FEES	.13	9
TENANT ALTS	.95	9
BUY-OUTS	.43	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.42	11
CLEANING	.07	4
REPAIR/MAINT	.27	9
RDS/GROUNDS	.26	1
SECURITY	.19	1
ADMINISTRATIVE	.19	6
TOTAL CONTRACTS	1.42	11
CLEANING	.66	11
REPAIR/MAINT	.19	10
RDS/GROUNDS	.02	4
SECURITY	.22	10
ADMINISTRATIVE	.48	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Portland, OR

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,379,330 SQ. FT.				1,243,956 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					11.85	13.82		
RETAIL AREA	3	12.93	14.29						
OTHER AREA	1	2.60	2.60						
TOTAL RENT	4	9.15	10.67	5.70	12.85				
MISCELLANEOUS	4	.10	.12	.06	.14				
TOTAL INCOME	4	9.25	10.81	5.77	12.96				
EXPENSE									
CLEANING	4	1.03	.93	.86	1.19	1.13	.97	.88	1.46
REPAIR-MAINT	4	.78	.85	.65	.89	.86	.91	.70	1.02
UTILITIES	4	1.41	1.07	.98	1.80	1.49	1.07	.99	2.08
RDS/GRNDS/SEC	4	.17	.21	.11	.23	.17	.21	.11	.23
ADMINISTRATIVE	3	.82	.73			.82	.73		
TOTAL OPER EXP	4	3.99	3.79	3.70	4.26	4.33	3.87	3.77	5.01
FIXED EXPENSES	4	2.13	2.16	1.77	2.54	2.13	2.16	1.77	2.54
TOTAL OPER+FIX	4	6.12	6.22	5.86	6.40	6.46	6.41	5.94	7.15
LEASING EXP	3	.99	.72						
TOTAL PAYROLL	3	.67	.67						
TOTAL CONTRACT	4	1.59	1.82	1.29	1.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5522	3
AVG SQFT/RETAIL TENANT	2205	3
AVG SQFT/OFFICE WORKER	226	3
AVG % OFFICE OCCUPANCY	88.1	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	13.79	4
RENTABLE/GROSS SQFT	.88	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.99	3
PAYROLL	.06	1
CONTRACT	.92	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	.83	3
PAYROLL	.32	1
ELEVATOR	.21	3
HVAC	.17	3
ELECTRICAL	.03	3
STRUCT/ROOF	.02	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.06	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.00	3
ELECTRICAL	.92	3
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.20	3
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.18	2
SEC PAYROLL	.06	1
SEC CONTRACTS	.15	2
SEC OTHER	.01	1
ADMIN TOTAL	.83	2
PAYROLL	.51	2
MGMT FEES	.27	2
LEGAL FEES	.01	2
AUDIT FEES	.05	1
GEN OFC EXP	.08	2
OTHER ADM EXP	.03	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.45	3
REAL ESTATE TAX	2.30	3
BUILDING INS	.22	2
PERS PROP TAX	.00	2
OTHER TAX	.00	1
LEASING EXPENSES	1.55	2
ADV/PROMOTION	.01	2
COMM/FEES	.00	2
TENANT ALTS	.91	2
BUY-OUTS	.05	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.72	2
CLEANING	.06	1
REPAIR/MAINT	.32	1
RDS/GROUNDS		
SECURITY	.05	1
ADMINISTRATIVE	.51	2
TOTAL CONTRACTS	1.87	3
CLEANING	.92	3
REPAIR/MAINT	.44	3
RDS/GROUNDS	.02	3
SECURITY	.15	2
ADMINISTRATIVE	.30	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	87,902 SQ. FT.				87,902 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					9.70	9.81		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.82	9.81						
MISCELLANEOUS	2	.23	.23						
TOTAL INCOME	4	9.99	9.81						
EXPENSE									
CLEANING	4	.60	.65			.60	.65		
REPAIR-MAINT	4	.99	.87			.99	.87		
UTILITIES	4	1.04	1.11			1.04	1.11		
RDS/GRNDS/SEC	4	.15	.12			.15	.12		
ADMINISTRATIVE	4	.53	.30			.53	.30		
TOTAL OPER EXP	4	3.31	3.27			3.31	3.27		
FIXED EXPENSES	4	1.36	1.50			1.36	1.50		
TOTAL OPER+FIX	4	4.67	4.77			4.67	4.77		
LEASING EXP	4	1.68	1.92						
TOTAL PAYROLL	1	.03	.03						
TOTAL CONTRACT	4	1.82	1.20						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2111	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	86.8	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.80	4
RENTABLE/GROSS SQFT	.89	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.65	4
PAYROLL		
CONTRACT	.59	2
SUP/MAT/MISC	.13	2
TRASH REMOVAL	.08	4
REPR/MAINT TOTAL	.87	4
PAYROLL		
ELEVATOR	.03	2
HVAC	.22	4
ELECTRICAL	.09	3
STRUCT/ROOF	.54	2
PLUMBING	.04	3
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.30	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.11	4
ELECTRICAL	1.09	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.12	4
RDS/GNDS TOTAL	.12	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.12	4
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.04	2
SEC PAYROLL		
SEC CONTRACTS	.04	2
SEC OTHER		
ADMIN TOTAL	.30	4
PAYROLL	.03	1
MGMT FEES	.28	4
LEGAL FEES	.01	1
AUDIT FEES	.01	4
GEN OFC EXP	.03	2
OTHER ADM EXP	.01	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.50	4
REAL ESTATE TAX	1.43	4
BUILDING INS	.09	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.92	4
ADV/PROMOTION	.01	2
COMM/FEES	.58	4
TENANT ALTS	1.55	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.03	1
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.03	1
TOTAL CONTRACTS	1.20	4
CLEANING	.59	2
REPAIR/MAINT	.36	4
RDS/GROUNDS	.12	4
SECURITY	.04	2
ADMINISTRATIVE	.29	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Princeton, NJ

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	557,832 SQ. FT.				557,832 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					15.78	15.24	12.14	19.37
RETAIL AREA									
OTHER AREA									
TOTAL RENT	6	15.81	15.29	12.14	19.39				
MISCELLANEOUS	5	.16	.04	.01	.17				
TOTAL INCOME	6	15.94	15.56	12.14	19.43				
EXPENSE									
CLEANING	6	.74	.85	.43	.94	.74	.85	.43	.94
REPAIR-MAINT	6	.73	.69	.40	.84	.73	.69	.40	.84
UTILITIES	6	2.05	2.32	1.55	2.97	2.05	2.32	1.55	2.97
RDS/GRNDS/SEC	6	.45	.42	.39	.59	.45	.42	.39	.59
ADMINISTRATIVE	6	.64	.54	.41	.70	.64	.54	.41	.70
TOTAL OPER EXP	6	4.60	4.62	3.70	5.61	4.60	4.62	3.70	5.61
FIXED EXPENSES	6	2.16	2.24	1.90	2.42	2.16	2.24	1.90	2.42
TOTAL OPER+FIX	6	6.76	6.81	5.70	7.96	6.76	6.81	5.70	7.96
LEASING EXP	5	.33	.32	.28	.37				
TOTAL PAYROLL	6	.32	.33	.25	.36				
TOTAL CONTRACT	6	1.31	1.39	1.01	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17585	6
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	360	1
AVG % OFFICE OCCUPANCY	75.7	6
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	16.21	6
RENTABLE/GROSS SQFT	.96	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.96	1
PAYROLL		
CONTRACT	.83	1
SUP/MAT/MISC	.05	1
TRASH REMOVAL	.07	1
REPR/MAINT TOTAL	.56	1
PAYROLL	.21	1
ELEVATOR	.04	1
HVAC	.18	1
ELECTRICAL	.02	1
STRUCT/ROOF	.01	1
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.10	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.48	1
ELECTRICAL	1.43	1
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	1
RDS/GNDS/SEC TOTAL	.37	1
RDS/GNDS TOTAL	.33	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.33	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	1
SEC PAYROLL		
SEC CONTRACTS	.05	1
SEC OTHER		
ADMIN TOTAL	.41	1
PAYROLL	.12	1
MGMT FEES	.18	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.03	1
OTHER ADM EXP	.08	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.62	1
REAL ESTATE TAX	1.57	1
BUILDING INS		
PERS PROP TAX	.05	1
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.33	1
CLEANING		
REPAIR/MAINT	.21	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.12	1
TOTAL CONTRACTS	1.39	1
CLEANING	.83	1
REPAIR/MAINT		
RDS/GROUNDS	.33	1
SECURITY	.05	1
ADMINISTRATIVE	.18	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	306,874 SQ. FT.				306,874 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					16.22	16.70	12.14	19.37
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	16.23	16.70	12.14	19.39				
MISCELLANEOUS	3	.03	.01						
TOTAL INCOME	4	16.26	16.70	12.14	19.43				
EXPENSE									
CLEANING	4	.70	.88	.47	.94	.70	.88	.47	.94
REPAIR-MAINT	4	.53	.62	.40	.70	.53	.62	.40	.70
UTILITIES	4	2.39	2.33	1.90	2.97	2.39	2.33	1.90	2.97
RDS/GRNDS/SEC	4	.47	.47	.39	.59	.47	.47	.39	.59
ADMINISTRATIVE	4	.49	.48	.41	.56	.49	.48	.41	.56
TOTAL OPER EXP	4	4.58	4.35	3.70	5.61	4.66	4.35	3.70	5.61
FIXED EXPENSES	4	2.14	2.32	1.93	2.42	2.14	2.32	1.93	2.42
TOTAL OPER+FIX	4	6.73	6.57	5.70	7.96	6.83	6.57	5.70	7.96
LEASING EXP	3	.31	.30						
TOTAL PAYROLL	4	.29	.29	.25	.35				
TOTAL CONTRACT	4	1.36	1.47	1.07	1.65				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15629	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	360	1
AVG % OFFICE OCCUPANCY	86.6	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.80	4
RENTABLE/GROSS SQFT	.99	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.96	1
PAYROLL		
CONTRACT	.83	1
SUP/MAT/MISC	.05	1
TRASH REMOVAL	.07	1
REPR/MAINT TOTAL	.56	1
PAYROLL	.21	1
ELEVATOR	.04	1
HVAC	.18	1
ELECTRICAL	.02	1
STRUCT/ROOF	.01	1
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.10	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.48	1
ELECTRICAL	1.43	1
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	1
RDS/GNDS/SEC TOTAL	.37	1
RDS/GNDS TOTAL	.33	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.33	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	1
SEC PAYROLL		
SEC CONTRACTS	.05	1
SEC OTHER		
ADMIN TOTAL	.41	1
PAYROLL	.12	1
MGMT FEES	.18	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.03	1
OTHER ADM EXP	.08	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.62	1
REAL ESTATE TAX	1.57	1
BUILDING INS		
PERS PROP TAX	.05	1
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.33	1
CLEANING		
REPAIR/MAINT	.21	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.12	1
TOTAL CONTRACTS	1.39	1
CLEANING	.83	1
REPAIR/MAINT		
RDS/GROUNDS	.33	1
SECURITY	.05	1
ADMINISTRATIVE	.18	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Raleigh, NC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	[illegible]9,369 SQ. FT.				816,159 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.15	9.63		
RETAIL AREA	3	8.42	6.70						
OTHER AREA									
TOTAL RENT	3	9.80	9.20						
MISCELLANEOUS	1	.01	.01						
TOTAL INCOME	3	9.80	9.20						
EXPENSE									
CLEANING	3	.52	.62			.55	.66		
REPAIR-MAINT	3	.76	.60			.80	.63		
UTILITIES	3	2.03	1.63			2.15	1.70		
RDS/GRNDS/SEC	3	.32	.22			.32	.22		
ADMINISTRATIVE	3	.77	.76			.77	.76		
TOTAL OPER EXP	3	4.40	4.17			4.71	4.34		
FIXED EXPENSES	3	.67	.72			.67	.72		
TOTAL OPER + FIX	3	5.07	4.41			5.38	4.58		
LEASING EXP	3	.09	.06						
TOTAL PAYROLL	2	1.34	1.26						
TOTAL CONTRACT	2	1.46	1.84						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9648	3
AVG SQFT/RETAIL TENANT	1911	3
AVG SQFT/OFFICE WORKER	163	3
AVG % OFFICE OCCUPANCY	78.0	3
AVG % RETAIL OCCUPANCY	73.0	3
AVG $ RATE YR-END RENT	14.28	3
RENTABLE/GROSS SQFT	.95	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.56	2
PAYROLL		
CONTRACT	.5	2
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.60	3
PAYROLL	.32	2
ELEVATOR	.25	3
HVAC	.10	3
ELECTRICAL	.01	3
STRUCT/ROOF	.01	1
PLUMBING	.01	3
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.03	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.63	3
ELECTRICAL	1.31	3
GAS	.27	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.22	3
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL	.00	1
RDS/GNDS CONTR	.01	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.21	3
SEC PAYROLL	.38	1
SEC CONTRACTS	.19	2
SEC OTHER	.04	1
ADMIN TOTAL	.76	3
PAYROLL	.45	2
MGMT FEES	.67	2
LEGAL FEES	.00	1
AUDIT FEES	.02	1
GEN OFC EXP	.11	2
OTHER ADM EXP	.00	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.72	3
REAL ESTATE TAX	.60	3
BUILDING INS	.09	3
PERS PROP TAX	.00	1
OTHER TAX		
LEASING EXPENSES	.06	3
ADV/PROMOTION	.05	1
COMM/FEES	.01	1
TENANT ALTS	.21	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.26	2
CLEANING	.62	1
REPAIR/MAINT	.32	2
RDS/GROUNDS	.00	1
SECURITY	.38	1
ADMINISTRATIVE	.45	2
TOTAL CONTRACTS	1.84	2
CLEANING	.56	2
REPAIR/MAINT	.41	2
RDS/GROUNDS	.01	1
SECURITY	.19	2
ADMINISTRATIVE	.68	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Reading, PA

ALL RURAL

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	354,471 SQ. FT.				354,471 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.87	10.87		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.87	10.87						
MISCELLANEOUS									
TOTAL INCOME	4	10.87	10.87						
EXPENSE									
CLEANING	4	.72	.72			.72	.72		
REPAIR-MAINT	4	1.21	1.21			1.21	1.21		
UTILITIES	4	2.60	2.60			2.60	2.60		
RDS/GRNDS/SEC	4	.69	.69			.69	.69		
ADMINISTRATIVE	4	.35	.35			.35	.35		
TOTAL OPER EXP	4	5.57	5.57			5.57	5.57		
FIXED EXPENSES	4	1.75	1.75			1.75	1.75		
TOTAL OPER + FIX	4	7.32	7.32			7.32	7.32		
LEASING EXP	4	.27	.27						
TOTAL PAYROLL	4	1.62	1.62						
TOTAL CONTRACT	4	1.22	1.22						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	83301	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	208	4
AVG % OFFICE OCCUPANCY	94.0	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.00	4
RENTABLE/GROSS SQFT	.79	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	4
PAYROLL		
CONTRACT	.63	4
SUP/MAT/MISC	.03	4
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.21	4
PAYROLL	.67	4
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF	.55	4
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.60	4
ELECTRICAL	2.58	4
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	.69	4
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.65	4
SEC PAYROLL	.60	4
SEC CONTRACTS		
SEC OTHER	.05	4
ADMIN TOTAL	.35	4
PAYROLL	.35	4
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.75	4
REAL ESTATE TAX	1.54	4
BUILDING INS	.21	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.27	4
ADV/PROMOTION	.02	4
COMM/FEES		
TENANT ALTS	.24	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.62	4
CLEANING		
REPAIR/MAINT	.67	4
RDS/GROUNDS		
SECURITY	.60	4
ADMINISTRATIVE	.35	4
TOTAL CONTRACTS	1.22	4
CLEANING	.63	4
REPAIR/MAINT	.55	4
RDS/GROUNDS	.04	4
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Richmond, VA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	202,257 SQ. FT.				202,257 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					10.10	7.67	6.65	11.03
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	10.15	7.67	6.65	11.03				
MISCELLANEOUS	1	.11	.11						
TOTAL INCOME	7	10.18	7.67	6.65	11.03				
EXPENSE									
CLEANING	6	.60	.79	.50	1.00	.60	.79	.50	1.00
REPAIR-MAINT	7	.28	.35	.19	.64	.28	.35	.19	.64
UTILITIES	7	1.47	1.55	1.27	1.73	1.46	1.64	1.27	1.73
RDS/GRNDS/SEC	6	.16	.13	.03	.25	.16	.13	.03	.25
ADMINISTRATIVE	7	.27	.31	.19	.31	.27	.31	.19	.31
TOTAL OPER EXP	7	2.60	3.27	2.26	3.72	2.60	3.27	2.26	3.72
FIXED EXPENSES	7	.53	.51	.46	.63	.53	.51	.46	.63
TOTAL OPER+FIX	7	3.13	3.88	2.71	4.20	3.13	3.88	2.71	4.20
LEASING EXP	6	.30	.31	.17	.41				
TOTAL PAYROLL	2	.28	.25						
TOTAL CONTRACT	7	.95	1.23	.93	1.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5399	7
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	270	7
AVG % OFFICE OCCUPANCY	88.1	7
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	10.74	6
RENTABLE/GROSS SQFT	.98	7

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.79	6	**UTILITIES TOTAL**	1.65	7	SECURITY TOTAL	.01	1	**FIXED EXP TOTAL**	.51	7	**TOTAL PAYROLL**	.20	1
PAYROLL			ELECTRICAL	1.55	7	SEC PAYROLL			REAL ESTATE TAX	.45	7	CLEANING		
CONTRACT	.64	6	GAS	.20	2	SEC CONTRACTS	.01	1	BUILDING INS	.06	7	REPAIR/MAINT		
SUP/MAT/MISC	.03	2	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.11	6	PURCH STEAM			**ADMIN TOTAL**	.31	7	OTHER TAX	.00	1	SECURITY		
REPR/MAINT TOTAL	.35	7	PURCH CH WTR			PAYROLL	.20	1	**LEASING EXPENSES**	.31	6	ADMINISTRATIVE	.20	1
PAYROLL			COAL			MGMT FEES	.25	6	ADV/PROMOTION			**TOTAL CONTRACTS**	1.23	7
ELEVATOR	.05	5	WATER/SEWER	.07	7	LEGAL FEES			COMM/FEES	.26	6	CLEANING	.64	6
HVAC	.16	7	**RDS/GNDS/SEC TOTAL**	.13	6	AUDIT FEES			TENANT ALTS	.24	1	REPAIR/MAINT	.35	5
ELECTRICAL	.01	6	RDS/GNDS TOTAL	.13	6	GEN OFC EXP			BUY-OUTS			RDS/GROUNDS	.13	6
STRUCT/ROOF			RDS/GNDS PAYRL			OTHER ADM EXP	.11	1				SECURITY	.01	1
PLUMBING	.01	6	RDS/GNDS CONTR	.13	6							ADMINISTRATIVE	.19	5
FIRE/LIFE SFTY			RDS/GNDS OTHER	.04	1									
OTHER MAINT/SUP	.09	7												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	86,532 SQ. FT.				86,532 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					8.24	7.32	6.53	9.35
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	8.25	7.32	6.58	9.35				
MISCELLANEOUS									
TOTAL INCOME	5	8.25	7.32	6.58	9.35				
EXPENSE									
CLEANING	4	.85	.85	.79	1.00	.85	.85	.79	1.00
REPAIR-MAINT	5	.38	.64	.27	.73	.38	.64	.27	.73
UTILITIES	5	1.49	1.68	1.29	1.89	1.49	1.68	1.29	1.89
RDS/GRNDS/SEC	5	.06	.09	.03	.18	.06	.09	.03	.18
ADMINISTRATIVE	5	.21	.20	.16	.35	.21	.20	.16	.35
TOTAL OPER EXP	5	2.61	3.37	2.41	3.90	2.61	3.37	2.41	3.90
FIXED EXPENSES	5	.46	.51	.40	.59	.46	.51	.40	.59
TOTAL OPER+FIX	5	3.07	3.90	2.88	4.42	3.07	3.90	2.88	4.42
LEASING EXP	4	.22	.26	.17	.37				
TOTAL PAYROLL	1	.20	.20						
TOTAL CONTRACT	5	.95	1.31	.78	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3981	5
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	280	5
AVG % OFFICE OCCUPANCY	87.4	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	9.99	4
RENTABLE/GROSS SQFT	.99	5

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.85	4	**UTILITIES TOTAL**	1.68	5	SECURITY TOTAL			**FIXED EXP TOTAL**	.51	5	**TOTAL PAYROLL**	.20	1
PAYROLL			ELECTRICAL	1.61	5	SEC PAYROLL			REAL ESTATE TAX	.45	5	CLEANING		
CONTRACT	.69	4	GAS	.20	2	SEC CONTRACTS			BUILDING INS	.08	5	REPAIR/MAINT		
SUP/MAT/MISC	.05	1	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.13	4	PURCH STEAM			**ADMIN TOTAL**	.20	5	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.64	5	PURCH CH WTR			PAYROLL	.20	1	**LEASING EXPENSES**	.26	4	ADMINISTRATIVE	.20	1
PAYROLL			COAL			MGMT FEES	.25	4	ADV/PROMOTION			**TOTAL CONTRACTS**	1.31	5
ELEVATOR	.07	3	WATER/SEWER	.07	5	LEGAL FEES			COMM/FEES	.20	4	CLEANING	.69	4
HVAC	.22	5	**RDS/GNDS/SEC TOTAL**	.09	5	AUDIT FEES			TENANT ALTS	.24	1	REPAIR/MAINT	.49	4
ELECTRICAL	.03	4	RDS/GNDS TOTAL	.09	5	GEN OFC EXP			BUY-OUTS			RDS/GROUNDS	.09	5
STRUCT/ROOF			RDS/GNDS PAYRL			OTHER ADM EXP						SECURITY		
PLUMBING	.02	4	RDS/GNDS CONTR	.09	5							ADMINISTRATIVE	.19	3
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP	.21	5												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Rochester, NY

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	508,644 SQ. FT.				496,002 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	3					14.66	12.00		
RETAIL AREA	2	3.29	12.38						
OTHER AREA	1	3.00	3.00						
TOTAL RENT	3	14.17	11.45						
MISCELLANEOUS	1	.00	.00						
TOTAL INCOME	3	14.17	11.45						
EXPENSE									
CLEANING	6	.83	.79	.51	1.05	.84	.82	.51	1.08
REPAIR-MAINT	6	.95	.81	.52	1.13	.96	.82	.54	1.13
UTILITIES	6	2.06	1.74	1.38	2.44	2.07	1.81	1.38	2.51
RDS/GRNDS/SEC	6	.37	.34	.17	.54	.37	.34	.17	.54
ADMINISTRATIVE	6	.59	.46	.23	.92	.59	.46	.23	.92
TOTAL OPER EXP	6	4.81	4.16	3.74	5.14	4.86	4.35	3.80	5.27
FIXED EXPENSES	6	1.44	1.35	1.11	1.95	1.44	1.35	1.11	1.95
TOTAL OPER+FIX	6	6.25	5.70	5.41	6.53	6.30	5.84	5.50	6.63
LEASING EXP	5	1.05	.96						
TOTAL PAYROLL	6	.41	.37	.33	.49				
TOTAL CONTRACT	6	2.18	2.08	1.94	2.32				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11334	5
AVG SQFT/RETAIL TENANT	2477	2
AVG SQFT/OFFICE WORKER	214	6
AVG % OFFICE OCCUPANCY	93.0	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.00	2
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.79	6
PAYROLL	.02	1
CONTRACT	.64	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	.81	6
PAYROLL	.27	6
ELEVATOR	.24	6
HVAC	.08	6
ELECTRICAL	.05	5
STRUCT/ROOF	.00	1
PLUMBING	.01	5
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.10	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.74	6
ELECTRICAL	1.56	6
GAS	.28	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR	.29	3
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.34	6
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.30	6
SEC PAYROLL	.09	2
SEC CONTRACTS	.40	5
SEC OTHER	.01	5
ADMIN TOTAL	.46	6
PAYROLL	.10	2
MGMT FEES	.78	2
LEGAL FEES	.04	1
AUDIT FEES	.01	4
GEN OFC EXP	.04	5
OTHER ADM EXP	.08	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.35	6
REAL ESTATE TAX	1.08	6
BUILDING INS	.19	6
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.96	5
ADV/PROMOTION	.08	1
COMM/FEES	.68	2
TENANT ALTS	.73	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.37	6
CLEANING	.02	1
REPAIR/MAINT	.27	6
RDS/GROUNDS	.02	1
SECURITY	.09	2
ADMINISTRATIVE	.10	2
TOTAL CONTRACTS	2.08	6
CLEANING	.69	6
REPAIR/MAINT	.51	6
RDS/GROUNDS	.03	2
SECURITY	.28	6
ADMINISTRATIVE	.53	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Sacramento, CA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,132,676 SQ. FT.				1,121,194 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	8					17.62	18.17	10.39	21.66
RETAIL AREA	1	11.57	11.57						
OTHER AREA	1	.01	.01						
TOTAL RENT	8	18.05	17.64	10.39	22.58				
MISCELLANEOUS	2	.01	.02						
TOTAL INCOME	8	18.06	17.64	10.41	22.58				
EXPENSE									
CLEANING	8	.65	.65	.53	.80	.66	.65	.53	.83
REPAIR-MAINT	8	.72	.78	.51	.91	.73	.80	.51	.91
UTILITIES	8	1.38	1.19	.99	1.67	1.39	1.19	.99	1.71
RDS/GRNDS/SEC	8	.37	.24	.18	.48	.37	.24	.18	.48
ADMINISTRATIVE	8	1.17	.96	.51	1.61	1.17	.96	.51	1.61
TOTAL OPER EXP	8	4.30	4.26	2.99	4.73	4.33	4.39	2.99	4.74
FIXED EXPENSES	8	1.99	1.52	1.06	2.65	1.99	1.52	1.06	2.65
TOTAL OPER+FIX	8	6.28	5.48	4.35	7.39	6.32	5.61	4.35	7.39
LEASING EXP	8	1.03	1.57	.23	3.48				
TOTAL PAYROLL	6	.68	.64	.51	.84				
TOTAL CONTRACT	8	1.64	1.85	.92	2.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8038	5
AVG SQFT/RETAIL TENANT	1156	1
AVG SQFT/OFFICE WORKER	175	6
AVG % OFFICE OCCUPANCY	90.1	8
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	19.99	8
RENTABLE/GROSS SQFT	.91	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.66	5
PAYROLL		
CONTRACT	.63	5
SUP/MAT/MISC	.03	2
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.79	5
PAYROLL	.23	3
ELEVATOR	.22	5
HVAC	.12	5
ELECTRICAL	.03	4
STRUCT/ROOF	.03	3
PLUMBING	.02	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.18	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.14	5
ELECTRICAL	1.07	5
GAS	.08	4
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	5
RDS/GNDS/SEC TOTAL	.24	5
RDS/GNDS TOTAL	.17	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.17	4
RDS/GNDS OTHER	.04	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	3
SEC PAYROLL		
SEC CONTRACTS	.22	3
SEC OTHER	.02	2
ADMIN TOTAL	1.15	5
PAYROLL	.38	3
MGMT FEES	.70	5
LEGAL FEES	.03	4
AUDIT FEES	.02	4
GEN OFC EXP	.20	4
OTHER ADM EXP	.03	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.45	5
REAL ESTATE TAX	1.21	-5
BUILDING INS	.37	5
PERS PROP TAX	.00	1
OTHER TAX	.01	4
LEASING EXPENSES	2.09	5
ADV/PROMOTION	.05	5
COMM/FEES	.50	4
TENANT ALTS	1.27	4
BUY-OUTS	.26	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.54	3
CLEANING		
REPAIR/MAINT	.23	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	3
TOTAL CONTRACTS	1.96	5
CLEANING	.63	5
REPAIR/MAINT	.35	4
RDS/GROUNDS	.17	4
SECURITY	.22	3
ADMINISTRATIVE	.70	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Sacramento, CA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	390,285 SQ. FT.				390,285 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					12.87	13.86	6.02	18.00
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	12.87	13.86	6.02	18.00				
MISCELLANEOUS	15	.17	.02	.01	.30				
TOTAL INCOME	16	13.00	13.88	6.03	18.10				
EXPENSE									
CLEANING	16	.58	.57	.43	.76	.58	.57	.43	.76
REPAIR-MAINT	16	.54	.54	.38	.93	.54	.54	.38	.93
UTILITIES	16	1.56	1.57	1.18	2.08	1.56	1.57	1.18	2.08
RDS/GRNDS/SEC	16	.42	.22	.13	1.18	.42	.22	.13	1.18
ADMINISTRATIVE	16	.60	.65	.39	.76	.60	.65	.39	.76
TOTAL OPER EXP	16	3.71	3.40	2.98	5.38	3.71	3.40	2.98	5.38
FIXED EXPENSES	16	.97	.96	.61	1.29	.97	.96	.61	1.29
TOTAL OPER+FIX	16	4.68	4.43	3.98	6.22	4.68	4.43	3.98	6.22
LEASING EXP	16	1.17	.62	.06	2.16				
TOTAL PAYROLL	12	.19	.17						
TOTAL CONTRACT	16	1.59	1.29	1.01	3.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4000	16
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	109	3
AVG % OFFICE OCCUPANCY	85.2	16
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.96	16
RENTABLE/GROSS SQFT	.93	14

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.57	16
PAYROLL		
CONTRACT	.53	16
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	.44	15
PAYROLL	.06	1
ELEVATOR	.04	5
HVAC	.19	4
ELECTRICAL	.03	1
STRUCT/ROOF	.01	1
PLUMBING	.00	1
FIRE/LIFE SFTY	.06	3
OTHER MAINT/SUP	.36	15

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.57	16
ELECTRICAL	1.34	16
GAS	.15	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL	.22	16
RDS/GNDS TOTAL	.20	16
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.21	6
RDS/GNDS OTHER	.10	11

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.15	13
SEC PAYROLL		
SEC CONTRACTS	.27	3
SEC OTHER	.02	10
ADMIN TOTAL	.65	16
PAYROLL	.11	12
MGMT FEES	.42	16
LEGAL FEES	.04	1
AUDIT FEES	.05	3
GEN OFC EXP	.02	15
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.96	16
REAL ESTATE TAX	.74	16
BUILDING INS	.25	15
PERS PROP TAX	.01	1
OTHER TAX		
LEASING EXPENSES	.52	16
ADV/PROMOTION	.03	3
COMM/FEES	.24	14
TENANT ALTS	.95	13
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.17	12
CLEANING		
REPAIR/MAINT	.06	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.11	12
TOTAL CONTRACTS	1.29	16
CLEANING	.53	16
REPAIR/MAINT	.27	5
RDS/GROUNDS	.21	6
SECURITY	.27	3
ADMINISTRATIVE	.46	16

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Salt Lake City, UT

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	23 BLDS	2,031,277 SQ. FT.				1,936,590 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					8.72	7.86	6.38	10.47
RETAIL AREA	9	12.81	12.49	4.93	15.14				
OTHER AREA									
TOTAL RENT	22	8.98	8.04	6.78	10.76				
MISCELLANEOUS	13	.16	.03	.01	.26				
TOTAL INCOME	22	9.05	8.05	7.08	11.02				
EXPENSE									
CLEANING	23	.53	.57	.49	.74	.55	.62	.52	.74
REPAIR-MAINT	23	.86	.79	.57	1.07	.82	.77	.57	1.01
UTILITIES	23	1.94	1.99	1.42	2.36	1.78	1.99	1.42	2.36
RDS/GRNDS/SEC	21	.19	.12	.08	.21	.19	.12	.08	.21
ADMINISTRATIVE	23	.39	.36	.27	.50	.39	.36	.27	.50
TOTAL OPER EXP	23	3.90	3.70	3.29	4.55	3.75	3.74	3.32	4.65
FIXED EXPENSES	23	1.02	.97	.71	1.14	1.02	.97	.71	1.14
TOTAL OPER+FIX	23	4.92	4.75	4.24	5.50	4.77	4.75	4.20	5.54
LEASING EXP	17	.14	.13	.06	.49				
TOTAL PAYROLL	18	.62	.43	.35	.72				
TOTAL CONTRACT	22	.97	1.08	.80	1.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6861	23
AVG SQFT/RETAIL TENANT	4726	8
AVG SQFT/OFFICE WORKER	316	23
AVG % OFFICE OCCUPANCY	89.5	23
AVG % RETAIL OCCUPANCY	77.5	8
AVG $ RATE YR-END RENT	11.15	22
RENTABLE/GROSS SQFT	.94	19

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.57	23
PAYROLL	.28	2
CONTRACT	.50	22
SUP/MAT/MISC	.07	22
TRASH REMOVAL	.03	16
REPR/MAINT TOTAL	.79	23
PAYROLL	.34	17
ELEVATOR	.12	20
HVAC	.09	12
ELECTRICAL	.02	21
STRUCT/ROOF	.00	3
PLUMBING	.01	18
FIRE/LIFE SFTY	.02	11
OTHER MAINT/SUP	.24	20

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.99	23
ELECTRICAL	1.77	23
GAS	.16	12
FUEL OIL		
PURCH STEAM	.37	6
PURCH CH WTR	.63	1
COAL		
WATER/SEWER	.04	22
RDS/GNDS/SEC TOTAL	.12	21
RDS/GNDS TOTAL	.06	10
RDS/GNDS PAYRL	.01	1
RDS/GNDS CONTR	.03	8
RDS/GNDS OTHER	.02	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.11	19
SEC PAYROLL	.11	9
SEC CONTRACTS	.02	15
SEC OTHER	.02	8
ADMIN TOTAL	.36	23
PAYROLL	.19	7
MGMT FEES	.40	15
LEGAL FEES	.00	9
AUDIT FEES	.08	3
GEN OFC EXP	.01	15
OTHER ADM EXP	.02	18

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.97	23
REAL ESTATE TAX	.90	21
BUILDING INS	.12	23
PERS PROP TAX	.26	2
OTHER TAX	.01	9
LEASING EXPENSES	.12	16
ADV/PROMOTION	.01	7
COMM/FEES	.14	6
TENANT ALTS	.09	9
BUY-OUTS	.91	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.43	18
CLEANING	.28	2
REPAIR/MAINT	.34	17
RDS/GROUNDS	.01	1
SECURITY	.11	9
ADMINISTRATIVE	.19	7
TOTAL CONTRACTS	1.08	22
CLEANING	.50	22
REPAIR/MAINT	.14	20
RDS/GROUNDS	.03	8
SECURITY	.02	15
ADMINISTRATIVE	.43	15

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Salt Lake City, UT

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	246,348 SQ. FT.				227,266 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					8.37	8.65	6.26	10.78
RETAIL AREA	3	6.47	5.14						
OTHER AREA									
TOTAL RENT	10	8.38	8.83	6.26	11.08				
MISCELLANEOUS	6	.07	.05	.01	.26				
TOTAL INCOME	10	8.43	8.90	6.45	11.09				
EXPENSE									
CLEANING	10	.61	.62	.52	.78	.66	.66	.55	.78
REPAIR-MAINT	10	.99	.78	.42	1.05	1.05	.78	.42	1.11
UTILITIES	10	1.90	2.10	1.19	2.36	1.92	2.10	1.21	2.36
RDS/GRNDS/SEC	8	.09	.10	.08	.13	.09	.10	.08	.13
ADMINISTRATIVE	10	.39	.43	.25	.51	.39	.43	.25	.51
TOTAL OPER EXP	10	3.98	3.76	3.24	4.27	4.13	3.79	3.39	4.27
FIXED EXPENSES	10	.95	.97	.82	1.15	.95	.97	.82	1.15
TOTAL OPER+FIX	10	4.92	4.75	4.13	5.35	5.08	4.75	4.20	5.35
LEASING EXP	7	.38	.61	.01	.79				
TOTAL PAYROLL	6	.49	.35	.07	.66				
TOTAL CONTRACT	10	1.07	1.13	.72	1.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3137	10
AVG SQFT/RETAIL TENANT	4959	2
AVG SQFT/OFFICE WORKER	317	10
AVG % OFFICE OCCUPANCY	88.3	10
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	9.91	9
RENTABLE/GROSS SQFT	.94	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	10
PAYROLL		
CONTRACT	.56	10
SUP/MAT/MISC	.05	9
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	.78	10
PAYROLL	.32	6
ELEVATOR	.11	7
HVAC	.06	9
ELECTRICAL	.02	8
STRUCT/ROOF	.00	1
PLUMBING	.02	5
FIRE/LIFE SFTY	.00	3
OTHER MAINT/SUP	.37	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.10	10
ELECTRICAL	1.85	10
GAS	.12	5
FUEL OIL		
PURCH STEAM	.37	2
PURCH CH WTR		
COAL		
WATER/SEWER	.04	9
RDS/GNDS/SEC TOTAL	.10	8
RDS/GNDS TOTAL	.10	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	5
RDS/GNDS OTHER	.02	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	6
SEC PAYROLL	.05	2
SEC CONTRACTS	.01	5
SEC OTHER	.03	3
ADMIN TOTAL	.43	10
PAYROLL		
MGMT FEES	.43	8
LEGAL FEES	.00	5
AUDIT FEES	.08	1
GEN OFC EXP	.00	4
OTHER ADM EXP	.02	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.97	10
REAL ESTATE TAX	.87	10
BUILDING INS	.11	10
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	.61	7
ADV/PROMOTION	.01	4
COMM/FEES	.18	3
TENANT ALTS	.26	4
BUY-OUTS	.91	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.35	6
CLEANING		
REPAIR/MAINT	.32	6
RDS/GROUNDS		
SECURITY	.05	2
ADMINISTRATIVE		
TOTAL CONTRACTS	1.13	10
CLEANING	.56	10
REPAIR/MAINT	.12	9
RDS/GROUNDS	.09	5
SECURITY	.01	5
ADMINISTRATIVE	.42	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	253,747 SQ. FT.				224,725 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					6.24	5.62	4.21	7.96
RETAIL AREA	3	6.20	14.19						
OTHER AREA									
TOTAL RENT	4	6.39	5.94	3.81	8.81				
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	4	6.40	5.96	3.82	8.82				
EXPENSE									
CLEANING	4	.44	.46	.34	.52	.49	.52	.38	.58
REPAIR-MAINT	4	1.04	.85	.50	1.49	1.16	.91	.51	1.79
UTILITIES	4	2.04	2.09	1.44	2.52	2.04	2.09	1.44	2.52
RDS/GRNDS/SEC	4	.19	.07	.03	.33	.19	.07	.03	.33
ADMINISTRATIVE	4	.38	.35	.31	.45	.38	.35	.31	.45
TOTAL OPER EXP	4	4.11	4.09	2.80	5.12	4.34	4.26	2.83	5.69
FIXED EXPENSES	4	.82	.85	.51	1.06	.82	.85	.51	1.06
TOTAL OPER+FIX	4	4.93	4.94	3.52	5.98	5.16	5.11	3.55	6.55
LEASING EXP	3	.19	.14						
TOTAL PAYROLL	3	.89	.90						
TOTAL CONTRACT	4	.77	.82	.41	1.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4431	4
AVG SQFT/RETAIL TENANT	3477	3
AVG SQFT/OFFICE WORKER	316	4
AVG % OFFICE OCCUPANCY	80.8	4
AVG % RETAIL OCCUPANCY	59.9	3
AVG $ RATE YR-END RENT	10.00	4
RENTABLE/GROSS SQFT	.99	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.46	4
PAYROLL	.15	1
CONTRACT	.40	4
SUP/MAT/MISC	.01	4
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.85	4
PAYROLL	.40	3
ELEVATOR	.12	4
HVAC	.06	4
ELECTRICAL	.06	4
STRUCT/ROOF		
PLUMBING	.05	4
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.20	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.09	4
ELECTRICAL	2.04	4
GAS	.18	1
FUEL OIL		
PURCH STEAM	.43	1
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.07	4
RDS/GNDS TOTAL	.05	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.06	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.07	4
SEC PAYROLL	.11	3
SEC CONTRACTS	.01	3
SEC OTHER		
ADMIN TOTAL	.35	4
PAYROLL	.16	2
MGMT FEES	.28	3
LEGAL FEES	.04	1
AUDIT FEES	.00	1
GEN OFC EXP	.01	3
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.86	4
REAL ESTATE TAX	.72	4
BUILDING INS	.10	4
PERS PROP TAX		
OTHER TAX	.02	3
LEASING EXPENSES	.12	2
ADV/PROMOTION	.07	1
COMM/FEES	.08	2
TENANT ALTS	.00	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.90	3
CLEANING	.15	1
REPAIR/MAINT	.40	3
RDS/GROUNDS		
SECURITY	.11	3
ADMINISTRATIVE	.16	2
TOTAL CONTRACTS	.82	4
CLEANING	.40	4
REPAIR/MAINT	.12	3
RDS/GROUNDS		
SECURITY	.01	3
ADMINISTRATIVE	.32	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Salt Lake City, UT

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,126,907 SQ. FT.				1,094,866 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					9.70	8.91	6.87	11.53
RETAIL AREA	2	11.87	12.05						
OTHER AREA									
TOTAL RENT	5	9.78	9.07	7.28	11.53				
MISCELLANEOUS	3	.28	.38						
TOTAL INCOME	5	9.91	9.07	7.47	11.78				
EXPENSE									
CLEANING	6	.60	.59	.51	.72	.62	.65	.51	.74
REPAIR-MAINT	6	.78	.69	.51	1.00	.67	.67	.51	.80
UTILITIES	6	1.87	1.66	1.14	2.40	1.61	1.78	.91	2.40
RDS/GRNDS/SEC	6	.22	.24	.07	.34	.22	.24	.07	.34
ADMINISTRATIVE	6	.38	.29	.16	.76	.38	.29	.16	.76
TOTAL OPER EXP	6	3.83	3.54	3.24	4.32	3.51	3.54	2.77	4.65
FIXED EXPENSES	6	1.15	1.11	.62	1.56	1.15	1.11	.62	1.56
TOTAL OPER+FIX	6	4.97	4.74	4.19	5.46	4.66	4.79	3.99	5.46
LEASING EXP	4	.14	.16	.07	.23				
TOTAL PAYROLL	6	.61	.44	.37	.82				
TOTAL CONTRACT	5	1.03	1.14	.82	1.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8704	6
AVG SQFT/RETAIL TENANT	4624	2
AVG SQFT/OFFICE WORKER	331	6
AVG % OFFICE OCCUPANCY	89.8	6
AVG % RETAIL OCCUPANCY	72.2	2
AVG $ RATE YR-END RENT	13.05	6
RENTABLE/GROSS SQFT	.90	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.59	6
PAYROLL	.41	1
CONTRACT	.51	5
SUP/MAT/MISC	.08	6
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	.69	6
PAYROLL	.23	5
ELEVATOR	.13	6
HVAC	.10	6
ELECTRICAL	.01	6
STRUCT/ROOF	.01	2
PLUMBING	.01	6
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.13	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.66	6
ELECTRICAL	1.26	6
GAS	.15	4
FUEL OIL		
PURCH STEAM	.43	2
PURCH CH WTR	.63	1
COAL		
WATER/SEWER	.04	6
RDS/GNDS/SEC TOTAL	.24	6
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL	.01	1
RDS/GNDS CONTR	.00	3
RDS/GNDS OTHER	.00	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.20	6
SEC PAYROLL	.19	3
SEC CONTRACTS	.10	4
SEC OTHER	.02	3
ADMIN TOTAL	.29	6
PAYROLL	.22	4
MGMT FEES	.33	3
LEGAL FEES	.03	2
AUDIT FEES	.09	1
GEN OFC EXP	.03	5
OTHER ADM EXP	.03	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.11	6
REAL ESTATE TAX	.94	5
BUILDING INS	.14	6
PERS PROP TAX	.41	1
OTHER TAX	.01	2
LEASING EXPENSES	.16	4
ADV/PROMOTION	.22	1
COMM/FEES	.23	1
TENANT ALTS	.07	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.44	6
CLEANING	.41	1
REPAIR/MAINT	.23	5
RDS/GROUNDS	.01	1
SECURITY	.19	3
ADMINISTRATIVE	.22	4
TOTAL CONTRACTS	1.14	5
CLEANING	.51	5
REPAIR/MAINT	.20	5
RDS/GROUNDS	.00	3
SECURITY	.10	4
ADMINISTRATIVE	.43	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	549,433 SQ. FT.				549,433 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					14.31	10.03		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.31	10.03						
MISCELLANEOUS	1	.54	.54						
TOTAL INCOME	3	14.40	10.03						
EXPENSE									
CLEANING	4	1.12	.75	.65	1.27	1.12	.75	.65	1.27
REPAIR-MAINT	4	1.69	.90	.50	1.99	1.69	.90	.50	1.99
UTILITIES	4	1.97	1.92	1.77	2.03	1.97	1.92	1.77	2.03
RDS/GRNDS/SEC	3	1.32	1.21			1.32	1.21		
ADMINISTRATIVE	4	.44	.47	.42	.54	.44	.47	.42	.54
TOTAL OPER EXP	4	6.51	4.65	3.60	7.20	6.51	4.65	3.60	7.20
FIXED EXPENSES	3	2.50	1.43			2.50	1.43		
TOTAL OPER+FIX	4	8.09	6.69	4.71	8.60	7.69	6.69	4.71	8.60
LEASING EXP	2	.89	.57						
TOTAL PAYROLL	2	3.69	3.92						
TOTAL CONTRACT	4	.86	1.31	.70	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7450	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	286	4
AVG % OFFICE OCCUPANCY	91.1	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	10.83	3
RENTABLE/GROSS SQFT	.87	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	4
PAYROLL	1.57	1
CONTRACT	.55	3
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.90	4
PAYROLL	1.43	2
ELEVATOR	.08	3
HVAC	.12	4
ELECTRICAL	.05	2
STRUCT/ROOF	.01	1
PLUMBING	.02	2
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.33	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.92	4
ELECTRICAL	1.70	4
GAS	.18	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	1.21	3
RDS/GNDS TOTAL	.24	2
RDS/GNDS PAYRL	.20	1
RDS/GNDS CONTR	.24	1
RDS/GNDS OTHER	.03	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.98	3
SEC PAYROLL	1.23	2
SEC CONTRACTS	.17	1
SEC OTHER	.04	3
ADMIN TOTAL	.47	4
PAYROLL	.38	2
MGMT FEES	.47	2
LEGAL FEES	.01	1
AUDIT FEES	.04	1
GEN OFC EXP	.07	2
OTHER ADM EXP	.02	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.43	3
REAL ESTATE TAX	1.36	3
BUILDING INS	.18	3
PERS PROP TAX	.38	1
OTHER TAX		
LEASING EXPENSES	.57	2
ADV/PROMOTION	.02	2
COMM/FEES	.44	1
TENANT ALTS	.64	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	3.92	2
CLEANING	1.57	1
REPAIR/MAINT	1.43	2
RDS/GROUNDS	.20	1
SECURITY	1.23	2
ADMINISTRATIVE	.38	2
TOTA'. CONTRACTS	1.31	4
CLEANING	.70	3
REPAIR/MAINT	.22	4
RDS/GROUNDS	.14	2
SECURITY	.22	1
ADMINISTRATIVE	.49	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Antonio, TX

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,445,484 SQ. FT.				1,364,264 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					8.77	8.18	7.40	11.06
RETAIL AREA	3	6.81	4.95						
OTHER AREA	2	.27	1.37						
TOTAL RENT	9	8.45	8.18	7.05	10.13				
MISCELLANEOUS	8	.05	.03	.01	.06				
TOTAL INCOME	10	8.39	8.02	7.10	10.13				
EXPENSE									
CLEANING	10	.47	.47	.42	.52	.49	.51	.42	.61
REPAIR-MAINT	10	.72	.74	.55	.85	.75	.77	.60	.91
UTILITIES	10	1.43	1.38	1.18	1.63	1.48	1.45	1.22	1.63
RDS/GRNDS/SEC	9	.15	.17	.06	.24	.15	.17	.06	.24
ADMINISTRATIVE	10	.86	.93	.70	1.02	.86	.93	.70	1.02
TOTAL OPER EXP	10	3.63	3.66	3.22	3.96	3.79	3.74	3.61	4.22
FIXED EXPENSES	10	1.37	1.24	1.06	1.67	1.37	1.24	1.06	1.67
TOTAL OPER+FIX	10	5.00	4.92	4.66	5.20	5.16	5.04	4.69	5.61
LEASING EXP	10	.83	.17	.06	1.30				
TOTAL PAYROLL	9	.65	.65	.52	.80				
TOTAL CONTRACT	10	1.13	1.20	1.01	1.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2205	8
AVG SQFT/RETAIL TENANT	1690	5
AVG SQFT/OFFICE WORKER	324	8
AVG % OFFICE OCCUPANCY	71.5	10
AVG % RETAIL OCCUPANCY	77.2	5
AVG $ RATE YR-END RENT	10.63	9
RENTABLE/GROSS SQFT	.94	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.47	10
PAYROLL	.08	2
CONTRACT	.41	10
SUP/MAT/MISC	.04	10
TRASH REMOVAL	.02	10
REPR/MAINT TOTAL	.74	10
PAYROLL	.30	8
ELEVATOR	.12	10
HVAC	.13	10
ELECTRICAL	.04	9
STRUCT/ROOF	.02	7
PLUMBING	.01	9
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.12	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.38	10
ELECTRICAL	1.30	10
GAS	.05	7
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR	.00	1
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC TOTAL	.17	9
RDS/GNDS TOTAL	.07	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	5
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.16	9
SEC PAYROLL	.20	1
SEC CONTRACTS	.11	8
SEC OTHER	.00	4
ADMIN TOTAL	.93	10
PAYROLL	.33	8
MGMT FEES	.42	9
LEGAL FEES	.03	9
AUDIT FEES	.02	3
GEN OFC EXP	.11	9
OTHER ADM EXP	.06	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.24	10
REAL ESTATE TAX	1.12	10
BUILDING INS	.12	10
PERS PROP TAX	.00	5
OTHER TAX	.00	3
LEASING EXPENSES	.17	10
ADV/PROMOTION	.02	9
COMM/FEES	.07	10
TENANT ALTS	.20	8
BUY-OUTS	.03	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.65	9
CLEANING	.08	2
REPAIR/MAINT	.30	8
RDS/GROUNDS	.40	1
SECURITY	.20	1
ADMINISTRATIVE	.33	8
TOTAL CONTRACTS	1.20	10
CLEANING	.41	10
REPAIR/MAINT	.26	10
RDS/GROUNDS	.05	5
SECURITY	.11	8
ADMINISTRATIVE	.30	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,276,743 SQ. FT.				1,219,079 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					8.49	8.09	6.55	10.67
RETAIL AREA	3	6.81	4.95						
OTHER AREA	2	.27	1.37						
TOTAL RENT	6	8.31	7.93	6.59	10.04				
MISCELLANEOUS	5	.06	.04	.02	.13				
TOTAL INCOME	7	8.27	7.80	7.09	9.94				
EXPENSE									
CLEANING	7	.47	.47	.40	.53	.49	.50	.40	.58
REPAIR-MAINT	7	.73	.76	.59	.81	.75	.78	.59	.91
UTILITIES	7	1.46	1.45	1.28	1.60	1.50	1.49	1.28	1.60
RDS/GRNDS/SEC	7	.15	.17	.03	.26	.15	.17	.03	.26
ADMINISTRATIVE	7	.86	.94	.86	.99	.86	.94	.86	.99
TOTAL OPER EXP	7	3.68	3.69	3.56	4.09	3.80	3.83	3.64	4.34
FIXED EXPENSES	7	1.37	1.29	1.16	1.62	1.37	1.29	1.16	1.62
TOTAL OPER+FIX	7	5.04	4.94	4.72	5.28	5.16	5.13	4.81	5.29
LEASING EXP	7	.80	.16	.06	.41				
TOTAL PAYROLL	7	.66	.65	.62	.88				
TOTAL CONTRACT	7	1.09	1.15	.88	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2222	5
AVG SQFT/RETAIL TENANT	1564	4
AVG SQFT/OFFICE WORKER	309	5
AVG % OFFICE OCCUPANCY	70.7	7
AVG % RETAIL OCCUPANCY	88.4	4
AVG $ RATE YR-END RENT	11.08	6
RENTABLE/GROSS SQFT	.93	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.47	7
PAYROLL	.08	2
CONTRACT	.42	7
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.02	7
REPR/MAINT TOTAL	.76	7
PAYROLL	.30	7
ELEVATOR	.14	7
HVAC	.12	7
ELECTRICAL	.04	6
STRUCT/ROOF	.02	5
PLUMBING	.01	6
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.11	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.45	7
ELECTRICAL	1.38	7
GAS	.05	5
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR	.00	1
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.17	7
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	4
RDS/GNDS OTHER	.02	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.16	7
SEC PAYROLL	.20	1
SEC CONTRACTS	.09	6
SEC OTHER	.00	3
ADMIN TOTAL	.94	7
PAYROLL	.31	7
MGMT FEES	.37	6
LEGAL FEES	.03	7
AUDIT FEES	.02	2
GEN OFC EXP	.11	7
OTHER ADM EXP	.11	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.29	7
REAL ESTATE TAX	1.14	7
BUILDING INS	.12	7
PERS PROP TAX	.00	4
OTHER TAX	.02	2
LEASING EXPENSES	.16	7
ADV/PROMOTION	.01	7
COMM/FEES	.05	7
TENANT ALTS	.07	5
BUY-OUTS	.03	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.65	7
CLEANING	.08	2
REPAIR/MAINT	.30	7
RDS/GROUNDS		
SECURITY	.20	1
ADMINISTRATIVE	.31	7
TOTAL CONTRACTS	1.15	7
CLEANING	.42	7
REPAIR/MAINT	.20	7
RDS/GROUNDS	.08	4
SECURITY	.09	6
ADMINISTRATIVE	.30	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Antonio, TX

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	2,288,380 SQ. FT.				2,263,772 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					10.72	10.45	8.35	12.95
RETAIL AREA	1	6.83	6.83						
OTHER AREA	1	16.00	16.00						
TOTAL RENT	19	10.93	10.45	8.61	13.44				
MISCELLANEOUS	14	.10	.03	.02	.13				
TOTAL INCOME	20	15.16	10.88	8.91	13.88				
EXPENSE									
CLEANING	20	.55	.58	.48	.63	.56	.58	.48	.63
REPAIR-MAINT	20	.95	.81	.54	1.15	.96	.81	.54	1.15
UTILITIES	20	1.45	1.45	1.21	1.82	1.46	1.45	1.21	1.82
RDS/GRNDS/SEC	20	.26	.20	.11	.37	.26	.20	.11	.37
ADMINISTRATIVE	20	.72	.82	.54	.97	.72	.82	.54	.97
TOTAL OPER EXP	20	3.92	4.10	3.59	4.47	3.96	4.10	3.59	4.49
FIXED EXPENSES	20	1.53	1.43	1.28	1.66	1.53	1.43	1.28	1.66
TOTAL OPER+FIX	20	5.45	5.49	4.64	5.85	5.49	5.49	4.64	5.85
LEASING EXP	19	.77	.83	.06	1.46				
TOTAL PAYROLL	20	.69	.56	.50	.77				
TOTAL CONTRACT	20	1.20	1.12	1.02	1.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3442	17
AVG SQFT/RETAIL TENANT	1105	1
AVG SQFT/OFFICE WORKER	280	16
AVG % OFFICE OCCUPANCY	76.7	19
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	12.79	19
RENTABLE/GROSS SQFT	.95	17

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.58	20
PAYROLL	.05	3
CONTRACT	.45	20
SUP/MAT/MISC	.07	19
TRASH REMOVAL	.02	19
REPR/MAINT TOTAL	.81	20
PAYROLL	.30	16
ELEVATOR	.08	20
HVAC	.11	20
ELECTRICAL	.03	19
STRUCT/ROOF	.02	12
PLUMBING	.01	19
FIRE/LIFE SFTY	.01	14
OTHER MAINT/SUP	.08	19

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.44	19
ELECTRICAL	1.41	19
GAS	.10	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.04	2
WATER/SEWER	.08	16
RDS/GNDS/SEC TOTAL	.20	20
RDS/GNDS TOTAL	.09	17
RDS/GNDS PAYRL	.10	3
RDS/GNDS CONTR	.08	15
RDS/GNDS OTHER	.02	10

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.10	20
SEC PAYROLL	.04	1
SEC CONTRACTS	.10	20
SEC OTHER	.03	1
ADMIN TOTAL	.82	20
PAYROLL	.36	16
MGMT FEES	.34	18
LEGAL FEES	.04	12
AUDIT FEES	.02	3
GEN OFC EXP	.06	19
OTHER ADM EXP	.03	12

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.43	20
REAL ESTATE TAX	1.30	19
BUILDING INS	.11	20
PERS PROP TAX	.00	6
OTHER TAX	.08	2
LEASING EXPENSES	.83	19
ADV/PROMOTION	.05	16
COMM/FEES	.29	11
TENANT ALTS	.88	14
BUY-OUTS	.26	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.56	20
CLEANING	.05	3
REPAIR/MAINT	.30	16
RDS/GROUNDS	.10	3
SECURITY	.04	1
ADMINISTRATIVE	.38	17
TOTAL CONTRACTS	1.12	20
CLEANING	.45	20
REPAIR/MAINT	.36	13
RDS/GROUNDS	.08	15
SECURITY	.11	19
ADMINISTRATIVE	.37	17

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	130,142 SQ. FT.				130,142 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.91	8.39	7.46	11.47
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.94	8.39	7.46	11.57				
MISCELLANEOUS	3	.07	.06						
TOTAL INCOME	4	9.00	8.42	7.54	11.57				
EXPENSE									
CLEANING	4	.68	.67	.59	.75	.68	.67	.59	.75
REPAIR-MAINT	4	.82	.77	.54	1.03	.82	.77	.54	1.03
UTILITIES	4	1.46	1.47	1.32	1.71	1.46	1.47	1.32	1.71
RDS/GRNDS/SEC	4	.16	.18	.15	.19	.16	.18	.15	.19
ADMINISTRATIVE	4	.90	.77	.63	1.07	.90	.77	.63	1.07
TOTAL OPER EXP	4	4.02	4.04	3.76	4.20	4.02	4.04	3.76	4.20
FIXED EXPENSES	4	.86	1.12	.64	1.31	.86	1.12	.64	1.31
TOTAL OPER+FIX	4	4.88	4.88	4.51	5.40	4.88	4.88	4.51	5.40
LEASING EXP	4	.72	.48	.03	1.20				
TOTAL PAYROLL	4	.49	.49	.44	.54				
TOTAL CONTRACT	4	1.61	1.54	1.17	1.94				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1914	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	236	2
AVG % OFFICE OCCUPANCY	80.4	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.20	3
RENTABLE/GROSS SQFT	.95	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.67	4
PAYROLL		
CONTRACT	.59	4
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.77	4
PAYROLL	.30	3
ELEVATOR	.04	4
HVAC	.30	4
ELECTRICAL	.07	4
STRUCT/ROOF	.01	1
PLUMBING	.02	4
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.02	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.42	3
ELECTRICAL	1.40	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.18	4
RDS/GNDS TOTAL	.08	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	4
SEC PAYROLL		
SEC CONTRACTS	.09	4
SEC OTHER		
ADMIN TOTAL	.77	4
PAYROLL	.31	3
MGMT FEES	.48	4
LEGAL FEES	.04	2
AUDIT FEES	.02	1
GEN OFC EXP	.03	4
OTHER ADM EXP	.03	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.12	4
REAL ESTATE TAX	.96	3
BUILDING INS	.23	4
PERS PROP TAX	.01	2
OTHER TAX	.13	1
LEASING EXPENSES	.48	4
ADV/PROMOTION	.02	3
COMM/FEES	.13	1
TENANT ALTS	1.12	2
BUY-OUTS	.01	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.49	4
CLEANING		
REPAIR/MAINT	.30	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.31	3
TOTAL CONTRACTS	1.54	4
CLEANING	.59	4
REPAIR/MAINT	.73	2
RDS/GROUNDS	.08	3
SECURITY	.09	4
ADMINISTRATIVE	.48	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Antonio, TX

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	285,350 SQ. FT.				285,350 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.78	9.83	8.61	13.24
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.84	9.83	8.61	13.39				
MISCELLANEOUS	3	.06	.06						
TOTAL INCOME	4	10.89	9.89	8.64	13.46				
EXPENSE									
CLEANING	4	.60	.61	.59	.62	.60	.61	.59	.62
REPAIR-MAINT	4	1.16	1.23	.56	1.89	1.16	1.23	.56	1.89
UTILITIES	4	1.68	1.75	1.39	1.94	1.68	1.75	1.39	1.94
RDS/GRNDS/SEC	4	.40	.40	.18	.59	.40	.40	.18	.59
ADMINISTRATIVE	4	.86	.91	.57	1.22	.86	.91	.57	1.22
TOTAL OPER EXP	4	4.71	4.52	4.13	5.42	4.71	4.52	4.13	5.42
FIXED EXPENSES	4	1.47	1.37	1.30	1.66	1.47	1.37	1.30	1.66
TOTAL OPER+FIX	4	6.18	5.81	5.50	7.00	6.18	5.81	5.50	7.00
LEASING EXP	3	1.18	1.23						
TOTAL PAYROLL	4	.63	.59	.37	.98				
TOTAL CONTRACT	4	1.56	1.59	1.25	1.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2523	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	230	3
AVG % OFFICE OCCUPANCY	76.0	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	10.93	4
RENTABLE/GROSS SQFT	.97	4

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.61	4	**UTILITIES TOTAL**	1.75	4	SECURITY TOTAL	.08	4	**FIXED EXP TOTAL**	1.37	4	**TOTAL PAYROLL**	.59	4
PAYROLL	.05	1	ELECTRICAL	1.59	4	SEC PAYROLL			REAL ESTATE TAX	1.23	4	CLEANING	.05	1
CONTRACT	.49	4	GAS	.05	2	SEC CONTRACTS	.08	4	BUILDING INS	.15	4	REPAIR/MAINT	.23	3
SUP/MAT/MISC	.06	4	FUEL OIL			SEC OTHER			PERS PROP TAX	.00	1	RDS/GROUNDS		
TRASH REMOVAL	.02	4	PURCH STEAM			**ADMIN TOTAL**	.91	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.23	4	PURCH CH WTR			PAYROLL	.05	3	**LEASING EXPENSES**	1.23	3	ADMINISTRATIVE	.65	3
PAYROLL	.23	3	COAL	.03	1	MGMT FEES	.29	3	ADV/PROMOTION	.08	3	**TOTAL CONTRACTS**	1.59	4
ELEVATOR	.07	4	WATER/SEWER	.10	3	LEGAL FEES	.00	1	COMM/FEES	.42	3	CLEANING	.49	4
HVAC	.25	4	**RDS/GNDS/SEC TOTAL**	.40	4	AUDIT FEES	.04	1	TENANT ALTS	.80	3	REPAIR/MAINT	.08	3
ELECTRICAL	.07	4	RDS/GNDS TOTAL	.13	4	GEN OFC EXP	.07	4	BUY-OUTS			RDS/GROUNDS	.12	4
STRUCT/ROOF	.02	3	RDS/GNDS PAYRL			OTHER ADM EXP	.03	3				SECURITY	.08	4
PLUMBING	.01	4	RDS/GNDS CONTR	.12	4							ADMINISTRATIVE	.33	3
FIRE/LIFE SFTY	.02	3	RDS/GNDS OTHER	.02	3									
OTHER MAINT/SUP	.16	4												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,674,436 SQ. FT.				1,649,828 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					11.17	10.93	9.86	14.51
RETAIL AREA	1	6.83	6.83						
OTHER AREA	1	16.00	16.00						
TOTAL RENT	9	11.36	10.93	9.88	14.86				
MISCELLANEOUS	6	.11	.08	.02	.24				
TOTAL INCOME	10	17.07	11.72	9.95	17.18				
EXPENSE									
CLEANING	10	.54	.52	.45	.69	.55	.52	.45	.69
REPAIR-MAINT	10	.94	.82	.45	1.45	.95	.82	.45	1.45
UTILITIES	10	1.41	1.33	.98	1.73	1.43	1.33	.98	1.73
RDS/GRNDS/SEC	10	.21	.19	.07	.30	.21	.19	.07	.30
ADMINISTRATIVE	10	.65	.75	.37	.96	.65	.75	.37	.96
TOTAL OPER EXP	10	3.76	3.81	2.48	4.52	3.80	3.81	2.48	4.53
FIXED EXPENSES	10	1.59	1.52	1.32	1.74	1.59	1.52	1.32	1.74
TOTAL OPER+FIX	10	5.35	5.33	4.01	5.96	4.44	5.33	4.01	5.97
LEASING EXP	10	.62	.20	.05	1.50				
TOTAL PAYROLL	10	.72	.71	.52	.87				
TOTAL CONTRACT	10	1.33	1.06	.90	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5104	8
AVG SQFT/RETAIL TENANT	1105	1
AVG SQFT/OFFICE WORKER	286	9
AVG % OFFICE OCCUPANCY	76.8	10
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	14.40	10
RENTABLE/GROSS SQFT	.96	8

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.52	10	**UTILITIES TOTAL**	1.33	10	SECURITY TOTAL	.11	10	**FIXED EXP TOTAL**	1.52	10	**TOTAL PAYROLL**	.71	10
PAYROLL	.07	2	ELECTRICAL	1.28	10	SEC PAYROLL	.04	1	REAL ESTATE TAX	1.41	10	CLEANING	.07	2
CONTRACT	.41	10	GAS			SEC CONTRACTS	.11	10	BUILDING INS	.11	10	REPAIR/MAINT	.34	8
SUP/MAT/MISC	.06	10	FUEL OIL			SEC OTHER	.03	1	PERS PROP TAX	.00	3	RDS/GROUNDS	.10	1
TRASH REMOVAL	.02	10	PURCH STEAM			**ADMIN TOTAL**	.75	10	OTHER TAX	.04	1	SECURITY	.04	1
REPR/MAINT TOTAL	.82	10	PURCH CH WTR			PAYROLL	.38	8	**LEASING EXPENSES**	.20	10	ADMINISTRATIVE	.39	9
PAYROLL	.34	8	COAL	.04	1	MGMT FEES	.33	9	ADV/PROMOTION	.09	8	**TOTAL CONTRACTS**	1.06	10
ELEVATOR	.10	10	WATER/SEWER	.08	8	LEGAL FEES	.05	7	COMM/FEES	.31	5	CLEANING	.41	10
HVAC	.08	10	**RDS/GNDS/SEC TOTAL**	.19	10	AUDIT FEES	.01	1	TENANT ALTS	.20	7	REPAIR/MAINT	.33	8
ELECTRICAL	.03	9	RDS/GNDS TOTAL	.09	8	GEN OFC EXP	.06	9	BUY-OUTS	.51	1	RDS/GROUNDS	.08	8
STRUCT/ROOF	.03	6	RDS/GNDS PAYRL	.10	1	OTHER ADM EXP	.03	4				SECURITY	.11	9
PLUMBING	.01	9	RDS/GNDS CONTR	.08	8							ADMINISTRATIVE	.34	8
FIRE/LIFE SFTY	.01	7	RDS/GNDS OTHER	.01	5									
OTHER MAINT/SUP	.11	10												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Bernardino, CA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	245,011 SQ. FT.				245,011 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					10.23	11.94	8.83	12.69
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	10.43	11.94	9.10	12.69				
MISCELLANEOUS	1	.87	.87						
TOTAL INCOME	8	10.75	11.94	9.54	12.69				
EXPENSE									
CLEANING	9	.65	.36	.34	.68	.65	.36	.34	.68
REPAIR-MAINT	9	.44	.37	.32	.54	.44	.37	.32	.54
UTILITIES	9	1.46	.52	.25	2.19	1.46	.52	.25	2.19
RDS/GRNDS/SEC	9	.29	.26	.17	.36	.29	.26	.17	.36
ADMINISTRATIVE	9	.80	.75	.57	.80	.80	.75	.57	.80
TOTAL OPER EXP	9	3.64	2.16	1.78	4.74	3.64	2.16	1.78	4.74
FIXED EXPENSES	9	.89	.67	.18	1.04	.89	.67	.18	1.04
TOTAL OPER+FIX	9	4.53	2.95	2.22	5.51	4.53	2.95	2.22	5.51
LEASING EXP	5	3.29	1.37	.19	4.13				
TOTAL PAYROLL	8	.24	.06	.04	.06				
TOTAL CONTRACT	9	1.58	1.55	1.37	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3290	9
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	156	9
AVG % OFFICE OCCUPANCY	94.0	9
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	16.32	4
RENTABLE/GROSS SQFT	.95	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.36	9
PAYROLL		
CONTRACT	.30	9
SUP/MAT/MISC	.11	2
TRASH REMOVAL	.06	9
REPR/MAINT TOTAL	.37	9
PAYROLL	.06	8
ELEVATOR	.03	9
HVAC	.05	8
ELECTRICAL	.01	7
STRUCT/ROOF	.08	3
PLUMBING	.00	6
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.17	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.52	9
ELECTRICAL	.90	8
GAS	.29	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	9
RDS/GNDS/SEC TOTAL	.26	9
RDS/GNDS TOTAL	.20	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.19	9
RDS/GNDS OTHER	.07	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.02	7
SEC PAYROLL		
SEC CONTRACTS	.02	5
SEC OTHER	.03	2
ADMIN TOTAL	.75	9
PAYROLL	.47	1
MGMT FEES	.71	9
LEGAL FEES		
AUDIT FEES	.03	4
GEN OFC EXP	.00	3
OTHER ADM EXP	.01	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.67	9
REAL ESTATE TAX	.61	7
BUILDING INS	.06	9
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.37	5
ADV/PROMOTION	1.35	1
COMM/FEES	.26	5
TENANT ALTS	3.24	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.06	8
CLEANING		
REPAIR/MAINT	.06	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.47	1
TOTAL CONTRACTS	1.55	9
CLEANING	.30	9
REPAIR/MAINT	.30	8
RDS/GROUNDS	.19	9
SECURITY	.02	6
ADMINISTRATIVE	.71	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	170,891 SQ. FT.				170,891 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					11.69	11.97	9.94	12.89
RETAIL AREA									
OTHER AREA									
TOTAL RENT	7	11.69	11.97	9.94	12.89				
MISCELLANEOUS									
TOTAL INCOME	7	11.69	11.97	9.94	12.89				
EXPENSE									
CLEANING	8	.42	.36	.34	.58	.42	.36	.34	.58
REPAIR-MAINT	8	.39	.35	.32	.48	.39	.35	.32	.48
UTILITIES	8	1.05	.44	.25	1.68	1.05	.44	.25	1.68
RDS/GRNDS/SEC	8	.25	.24	.17	.31	.25	.24	.17	.31
ADMINISTRATIVE	8	.66	.73	.57	.76	.66	.73	.57	.76
TOTAL OPER EXP	8	2.77	2.09	1.78	3.74	2.77	2.09	1.78	3.74
FIXED EXPENSES	8	.71	.67	.18	.76	.71	.67	.18	.76
TOTAL OPER+FIX	8	3.48	2.82	2.22	4.77	3.48	2.82	2.22	4.77
LEASING EXP	4	1.23	.81	.19	1.73				
TOTAL PAYROLL	7	.05	.05	.04	.06				
TOTAL CONTRACT	8	1.55	1.54	1.37	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2842	8
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	236	8
AVG % OFFICE OCCUPANCY	93.1	8
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	16.28	3
RENTABLE/GROSS SQFT	.97	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.36	8
PAYROLL		
CONTRACT	.30	8
SUP/MAT/MISC	.07	1
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	.35	8
PAYROLL	.05	7
ELEVATOR	.03	8
HVAC	.05	7
ELECTRICAL	.01	6
STRUCT/ROOF	.12	2
PLUMBING	.00	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.17	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.44	8
ELECTRICAL	.49	7
GAS	.39	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	8
RDS/GNDS/SEC TOTAL	.24	8
RDS/GNDS TOTAL	.20	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	8
RDS/GNDS OTHER	.10	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.02	7
SEC PAYROLL		
SEC CONTRACTS	.02	5
SEC OTHER	.03	2
ADMIN TOTAL	.73	8
PAYROLL		
MGMT FEES	.72	8
LEGAL FEES		
AUDIT FEES	.03	4
GEN OFC EXP	.00	3
OTHER ADM EXP	.01	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.67	8
REAL ESTATE TAX	.61	6
BUILDING INS	.06	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.81	4
ADV/PROMOTION		
COMM/FEES	.29	4
TENANT ALTS	1.77	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.05	7
CLEANING		
REPAIR/MAINT	.05	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.54	8
CLEANING	.30	8
REPAIR/MAINT	.30	8
RDS/GROUNDS	.18	8
SECURITY	.02	6
ADMINISTRATIVE	.72	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Diego, CA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	12 BLDS	3,255,735 SQ. FT.				3,142,021 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					12.97	13.43	9.00	15.19
RETAIL AREA	4	19.41	14.89	10.35	21.36				
OTHER AREA	1	6.62	6.62						
TOTAL RENT	12	13.73	13.67	9.65	16.15				
MISCELLANEOUS	9	.47	.28	.07	.97				
TOTAL INCOME	12	14.13	14.77	9.79	16.81				
EXPENSE									
CLEANING	12	.77	.74	.57	1.06	.78	.74	.58	1.10
REPAIR-MAINT	12	1.01	.93	.67	1.43	1.03	.94	.67	1.43
UTILITIES	12	2.24	2.22	1.92	2.57	2.25	2.22	1.94	2.57
RDS/GRNDS/SEC	12	.38	.42	.33	.49	.38	.42	.33	.49
ADMINISTRATIVE	12	.68	.61	.37	.72	.68	.61	.37	.72
TOTAL OPER EXP	12	5.08	4.93	4.44	5.84	5.15	5.02	4.60	5.84
FIXED EXPENSES	12	1.42	1.24	.80	1.65	1.42	1.24	.80	1.65
TOTAL OPER+FIX	12	6.50	6.06	5.77	6.96	6.57	6.28	5.77	7.07
LEASING EXP	11	1.93	1.46	.12	2.36				
TOTAL PAYROLL	12	.72	.57	.32	.91				
TOTAL CONTRACT	12	1.49	1.56	1.34	1.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5257	12
AVG SQFT/RETAIL TENANT	10197	4
AVG SQFT/OFFICE WORKER	233	11
AVG % OFFICE OCCUPANCY	83.3	12
AVG % RETAIL OCCUPANCY	90.5	4
AVG $ RATE YR-END RENT	19.65	12
RENTABLE/GROSS SQFT	.86	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.74	12
PAYROLL	.63	3
CONTRACT	.61	10
SUP/MAT/MISC	.08	8
TRASH REMOVAL	.03	8
REPR/MAINT TOTAL	.93	12
PAYROLL	.31	9
ELEVATOR	.25	12
HVAC	.08	12
ELECTRICAL	.05	10
STRUCT/ROOF	.05	7
PLUMBING	.02	8
FIRE/LIFE SFTY	.03	8
OTHER MAINT/SUP	.22	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.25	11
ELECTRICAL	2.05	11
GAS	.04	9
FUEL OIL	.00	1
PURCH STEAM	.07	4
PURCH CH WTR	.56	2
COAL		
WATER/SEWER	.05	9
RDS/GNDS/SEC TOTAL	.42	12
RDS/GNDS TOTAL	.04	8
RDS/GNDS PAYRL	.11	1
RDS/GNDS CONTR	.03	7
RDS/GNDS OTHER	.02	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.38	12
SEC PAYROLL	.41	3
SEC CONTRACTS	.34	9
SEC OTHER	.01	3
ADMIN TOTAL	.61	12
PAYROLL	.30	9
MGMT FEES	.35	9
LEGAL FEES	.01	6
AUDIT FEES	.02	3
GEN OFC EXP	.05	9
OTHER ADM EXP	.01	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.36	11
REAL ESTATE TAX	1.06	11
BUILDING INS	.33	10
PERS PROP TAX		
OTHER TAX	.02	1
LEASING EXPENSES	1.46	11
ADV/PROMOTION	.06	7
COMM/FEES	.21	9
TENANT ALTS	1.35	9
BUY-OUTS	.57	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.57	12
CLEANING	.63	3
REPAIR/MAINT	.31	9
RDS/GROUNDS	.11	1
SECURITY	.42	3
ADMINISTRATIVE	.30	9
TOTAL CONTRACTS	1.56	12
CLEANING	.61	10
REPAIR/MAINT	.36	9
RDS/GROUNDS	.03	7
SECURITY	.34	9
ADMINISTRATIVE	.39	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,714,621 SQ. FT.				1,628,461 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					10.86	12.65	5.92	14.67
RETAIL AREA	3	20.83	14.17						
OTHER AREA	1	6.62	6.62						
TOTAL RENT	9	11.66	12.65	7.35	15.58				
MISCELLANEOUS	6	.56	.37	.04	1.64				
TOTAL INCOME	9	12.08	14.73	7.72	16.14				
EXPENSE									
CLEANING	9	1.00	.88	.66	1.46	1.01	.88	.66	1.50
REPAIR-MAINT	9	1.20	.90	.67	1.75	1.22	.90	.67	1.75
UTILITIES	9	2.55	2.25	2.14	3.10	2.57	2.43	2.14	3.10
RDS/GRNDS/SEC	9	.42	.42	.37	.51	.42	.42	.37	.51
ADMINISTRATIVE	9	.52	.50	.28	65	.52	.50	.28	.65
TOTAL OPER EXP	9	5.69	4.96	4.73	6.71	5.79	5.18	4.98	6.71
FIXED EXPENSES	9	1.16	1.11	.66	1.40	1.16	1.11	.66	1.40
TOTAL OPER+FIX	9	6.86	6.07	5.68	7.75	6.95	6.49	5.73	7.86
LEASING EXP	8	1.13	.98	.10	1.82				
TOTAL PAYROLL	9	.97	.76	.32	1.48				
TOTAL CONTRACT	9	1.61	1.61	1.42	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3907	9
AVG SQFT/RETAIL TENANT	14772	3
AVG SQFT/OFFICE WORKER	209	8
AVG % OFFICE OCCUPANCY	89.5	9
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	19.11	9
RENTABLE/GROSS SQFT	.82	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.88	9
PAYROLL	.63	3
CONTRACT	.77	7
SUP/MAT/MISC	.08	6
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	.90	9
PAYROLL	.34	7
ELEVATOR	.24	9
HVAC	.10	9
ELECTRICAL	.07	8
STRUCT/ROOF	.05	5
PLUMBING	.02	7
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.26	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.37	8
ELECTRICAL	2.14	8
GAS	.04	6
FUEL OIL	.00	1
PURCH STEAM	.07	4
PURCH CH WTR	.56	2
COAL		
WATER/SEWER	.05	6
RDS/GNDS/SEC TOTAL	.42	9
RDS/GNDS TOTAL	.03	5
RDS/GNDS PAYRL	.11	1
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.41	9
SEC PAYROLL	.41	3
SEC CONTRACTS	.41	6
SEC OTHER	.01	2
ADMIN TOTAL	.50	9
PAYROLL	.30	7
MGMT FEES	.31	6
LEGAL FEES	.01	4
AUDIT FEES	.03	1
GEN OFC EXP	.04	7
OTHER ADM EXP	.02	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.12	8
REAL ESTATE TAX	.67	8
BUILDING INS	.33	7
PERS PROP TAX		
OTHER TAX	.02	1
LEASING EXPENSES	.98	8
ADV/PROMOTION	.03	4
COMM/FEES	.08	6
TENANT ALTS	1.22	6
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.76	9
CLEANING	.63	3
REPAIR/MAINT	.34	7
RDS/GROUNDS	.11	1
SECURITY	.42	3
ADMINISTRATIVE	.30	7
TOTAL CONTRACTS	1.61	9
CLEANING	.77	7
REPAIR/MAINT	.41	8
RDS/GROUNDS	.02	4
SECURITY	.41	6
ADMINISTRATIVE	.33	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Diego, CA

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,641,114 SQ. FT.				1,513,560 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.14	15.68		
RETAIL AREA	1	15.61	15.61						
OTHER AREA									
TOTAL RENT	3	16.03	16.67						
MISCELLANEOUS	3	.39	.22						
TOTAL INCOME	3	16.41	16.89						
EXPENSE									
CLEANING	3	.52	.51			.53	.53		
REPAIR-MAINT	3	.81	.95			.82	.98		
UTILITIES	3	1.88	1.73			1.89	1.76		
RDS/GRNDS/SEC	3	.34	.29			.34	.29		
ADMINISTRATIVE	3	.85	.77			.85	.77		
TOTAL OPER EXP	3	4.40	4.31			4.44	4.31		
FIXED EXPENSES	3	1.70	1.83			1.70	1.83		
TOTAL OPER+FIX	3	6.10	5.89			6.15	6.01		
LEASING EXP	3	2.74	3.05						
TOTAL PAYROLL	3	.45	.49						
TOTAL CONTRACT	3	1.36	1.38						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9286	3
AVG SQFT/RETAIL TENANT	4478	1
AVG SQFT/OFFICE WORKER	270	3
AVG % OFFICE OCCUPANCY	78.7	3
AVG % RETAIL OCCUPANCY	85.0	1
AVG $ RATE YR-END RENT	21.28	3
RENTABLE/GROSS SQFT	.91	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.51	3
PAYROLL		
CONTRACT	.51	3
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	.96	3
PAYROLL	.28	2
ELEVATOR	.25	3
HVAC	.06	3
ELECTRICAL	.03	2
STRUCT/ROOF	.17	2
PLUMBING	.07	1
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.17	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.73	3
ELECTRICAL	1.65	3
GAS	.02	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.29	3
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER	.04	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	3
SEC PAYROLL		
SEC CONTRACTS	.26	3
SEC OTHER	.01	1
ADMIN TOTAL	.77	3
PAYROLL	.39	2
MGMT FEES	.55	3
LEGAL FEES	.01	2
AUDIT FEES	.01	2
GEN OFC EXP	.08	2
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.83	3
REAL ESTATE TAX	1.41	3
BUILDING INS	.16	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	3.05	3
ADV/PROMOTION	.21	3
COMM/FEES	.27	3
TENANT ALTS	2.30	3
BUY-OUTS	.57	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.49	3
CLEANING		
REPAIR/MAINT	.26	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.39	2
TOTAL CONTRACTS	1.38	3
CLEANING	.51	3
REPAIR/MAINT	.20	1
RDS/GROUNDS	.07	3
SECURITY	.26	3
ADMINISTRATIVE	.56	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	19 BLDS	876,501 SQ. FT.				876,501 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					10.21	9.83	1.25	15.52
RETAIL AREA									
OTHER AREA									
TOTAL RENT	19	10.30	9.83	1.25	15.52				
MISCELLANEOUS	14	.85	.16	.04	1.22				
TOTAL INCOME	19	10.80	9.83	1.25	16.63				
EXPENSE									
CLEANING	19	.65	.63	.57	.66	.65	.63	.57	.66
REPAIR-MAINT	19	.55	.51	.19	.88	.55	.51	.19	.88
UTILITIES	19	1.61	1.50	1.38	1.85	1.61	1.50	1.38	1.85
RDS/GRNDS/SEC	18	.30	.28	.23	.29	.30	.28	.23	.29
ADMINISTRATIVE	15	.81	.89	.57	1.07	.81	.89	.57	1.07
TOTAL OPER EXP	19	3.73	3.12	2.59	4.35	3.73	3.12	2.59	4.35
FIXED EXPENSES	19	1.49	1.22	.82	2.00	1.49	1.22	.82	2.00
TOTAL OPER+FIX	19	5.22	4.69	3.77	6.17	5.22	4.69	3.77	6.17
LEASING EXP	14	1.43	1.08	.43	2.28				
TOTAL PAYROLL	15	.41	.39	.26	.51				
TOTAL CONTRACT	19	1.36	.87	.71	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3200	15
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	149	10
AVG % OFFICE OCCUPANCY	87.1	15
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	19.[illegible]	15
RENTABLE/GROSS SQFT	.95	14

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.63	19
PAYROLL		
CONTRACT	.52	19
SUP/MAT/MISC	.08	18
TRASH REMOVAL	.04	18
REPR/MAINT TOTAL	.51	19
PAYROLL	.24	14
ELEVATOR	.05	18
HVAC	.03	18
ELECTRICAL	.03	12
STRUCT/ROOF	.02	11
PLUMBING	.00	12
FIRE/LIFE SFTY	.04	12
OTHER MAINT/SUP	.15	19

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.50	19
ELECTRICAL	1.38	19
GAS	.09	15
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	19
RDS/GNDS/SEC TOTAL	.28	18
RDS/GNDS TOTAL	.27	17
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.27	17
RDS/GNDS OTHER	.04	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.01	18
SEC PAYROLL		
SEC CONTRACTS	.10	14
SEC OTHER	.01	4
ADMIN TOTAL	.89	15
PAYROLL	.30	14
MGMT FEES	.60	14
LEGAL FEES	.03	14
AUDIT FEES	.04	5
GEN OFC EXP	.03	10
OTHER ADM EXP	.04	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.22	19
REAL ESTATE TAX	1.20	19
BUILDING INS	.22	15
PERS PROP TAX	.01	9
OTHER TAX		
LEASING EXPENSES	1.08	14
ADV/PROMOTION	.05	14
COMM/FEES	.22	7
TENANT ALTS	1.32	13
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.39	15
CLEANING		
REPAIR/MAINT	.24	14
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.30	14
TOTAL CONTRACTS	.87	19
CLEANING	.52	19
REPAIR/MAINT	.09	12
RDS/GROUNDS	.27	17
SECURITY	.10	14
ADMINISTRATIVE	.06	13

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Diego, CA

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	97,401 SQ. FT.				97,401 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					7.54	9.83		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	7.54	9.83						
MISCELLANEOUS	1	.06	.06						
TOTAL INCOME	3	7.57	9.83						
EXPENSE									
CLEANING	3	.64	.61			.64	.61		
REPAIR-MAINT	3	.46	.68			.46	.68		
UTILITIES	3	1.89	1.59			1.89	1.59		
RDS/GRNDS/SEC	2	.16	.16			.16	.16		
ADMINISTRATIVE	1	.89	.89			.89	.89		
TOTAL OPER EXP	3	3.57	2.66			3.57	2.66		
FIXED EXPENSES	3	1.68	1.38			1.68	1.38		
TOTAL OPER+FIX	3	5.26	4.69			5.26	4.69		
LEASING EXP	1	.69	.69						
TOTAL PAYROLL	1	.22	.22						
TOTAL CONTRACT	3	.71	.57						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3297	2
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	125	2
AVG % OFFICE OCCUPANCY	93.4	2
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.64	2
RENTABLE/GROSS SQFT	.84	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.61	3
PAYROLL		
CONTRACT	.51	3
SUP/MAT/MISC	.10	2
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	.68	3
PAYROLL	.22	1
ELEVATOR	.05	2
HVAC	.14	2
ELECTRICAL	.03	1
STRUCT/ROOF	.02	1
PLUMBING	.00	1
FIRE/LIFE SFTY	.04	1
OTHER MAINT/SUP	.16	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.59	3
ELECTRICAL	1.33	3
GAS	.09	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.16	2
RDS/GNDS TOTAL	.26	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.03	2
SEC PAYROLL		
SEC CONTRACTS	.06	1
SEC OTHER	.01	1
ADMIN TOTAL	.89	1
PAYROLL		
MGMT FEES	.60	1
LEGAL FEES	.01	1
AUDIT FEES		
GEN OFC EXP	.03	1
OTHER ADM EXP	.25	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.38	3
REAL ESTATE TAX	1.11	3
BUILDING INS	.24	2
PERS PROP TAX	.06	1
OTHER TAX		
LEASING EXPENSES	.69	1
ADV/PROMOTION	.02	1
COMM/FEES	.66	1
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.22	1
CLEANING		
REPAIR/MAINT	.22	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.57	3
CLEANING	.51	3
REPAIR/MAINT	.10	1
RDS/GROUNDS	.26	1
SECURITY	.06	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Francisco, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	70 BLDS	21,267,349 SQ. FT.				19,908,903 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	60					20.75	21.60	15.73	24.88
RETAIL AREA	36	23.01	22.01	16.32	30.04				
OTHER AREA	16	55.20	8.66	4.16	175.60				
TOTAL RENT	62	21.59	21.79	16.47	25.46				
MISCELLANEOUS	39	.52	.27	.09	.42				
TOTAL INCOME	65	21.63	20.24	16.31	25.11				
EXPENSE									
CLEANING	70	1.57	1.56	1.22	1.89	1.67	1.63	1.41	1.96
REPAIR-MAINT	70	1.40	1.26	.99	1.68	1.48	1.32	1.04	1.79
UTILITIES	70	1.64	1.52	1.27	1.82	1.72	1.55	1.34	1.88
RDS/GRNDS/SEC	69	.51	.40	.32	.61	.51	.40	.32	.61
ADMINISTRATIVE	69	.88	.82	.51	1.24	.88	.82	.51	1.24
TOTAL OPER EXP	70	6.00	5.82	4.72	6.69	6.36	6.07	5.28	7.25
FIXED EXPENSES	66	2.21	2.10	1.43	2.77	2.21	2.10	1.43	2.77
TOTAL OPER+FIX	70	8.10	7.85	6.89	9.39	8.46	8.21	7.12	9.65
LEASING EXP	48	3.35	.41	.14	2.47				
TOTAL PAYROLL	56	.95	.92	.60	1.17				
TOTAL CONTRACT	66	2.48	2.44	2.03	2.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9314	66
AVG SQFT/RETAIL TENANT	3047	38
AVG SQFT/OFFICE WORKER	241	60
AVG % OFFICE OCCUPANCY	90.0	70
AVG % RETAIL OCCUPANCY	94.1	44
AVG $ RATE YR-END RENT	23.63	55
RENTABLE/GROSS SQFT	.90	53

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.51	63
PAYROLL	.25	18
CONTRACT	1.32	60
SUP/MAT/MISC	.09	56
TRASH REMOVAL	.07	59
REPR/MAINT TOTAL	1.21	62
PAYROLL	.56	48
ELEVATOR	.29	61
HVAC	.10	54
ELECTRICAL	.05	49
STRUCT/ROOF	.04	25
PLUMBING	.01	45
FIRE/LIFE SFTY	.04	46
OTHER MAINT/SUP	.17	56

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.52	62
ELECTRICAL	1.34	62
GAS	.11	51
FUEL OIL	.01	6
PURCH STEAM	.12	11
PURCH CH WTR		
COAL	.01	1
WATER/SEWER	.06	53
RDS/GNDS/SEC TOTAL	.39	62
RDS/GNDS TOTAL	.05	44
RDS/GNDS PAYRL	.04	4
RDS/GNDS CONTR	.05	42
RDS/GNDS OTHER	.06	17

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.34	61
SEC PAYROLL	.07	12
SEC CONTRACTS	.34	54
SEC OTHER	.01	23
ADMIN TOTAL	.78	69
PAYROLL	.27	45
MGMT FEES	.50	46
LEGAL FEES	.05	36
AUDIT FEES	.04	27
GEN OFC EXP	.09	49
OTHER ADM EXP	.03	33

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.00	59
REAL ESTATE TAX	1.35	59
BUILDING INS	.63	58
PERS PROP TAX	.04	18
OTHER TAX	.06	28
LEASING EXPENSES	.43	42
ADV/PROMOTION	.05	22
COMM/FEES	.29	34
TENANT ALTS	2.27	21
BUY-OUTS	.15	5

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.96	56
CLEANING	.39	19
REPAIR/MAINT	.56	40
RDS/GROUNDS	.04	4
SECURITY	.07	12
ADMINISTRATIVE	.27	47
TOTAL CONTRACTS	2.42	63
CLEANING	1.34	60
REPAIR/MAINT	.40	53
RDS/GROUNDS	.05	42
SECURITY	.33	57
ADMINISTRATIVE	.53	46

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Francisco, CA

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	213,990 SQ. FT.				190,714 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					22.51	23.79	14.32	28.55
RETAIL AREA	3	24.26	22.01						
OTHER AREA									
TOTAL RENT	6	21.91	22.22	14.40	28.84				
MISCELLANEOUS									
TOTAL INCOME	6	21.91	22.22	14.40	28.84				
EXPENSE									
CLEANING	7	1.43	1.45	1.16	1.78	1.61	1.59	1.45	2.00
REPAIR-MAINT	7	1.45	1.14	.48	1.84	1.62	1.14	.65	2.08
UTILITIES	7	1.28	1.50	.50	2.09	1.44	1.50	.50	2.15
RDS/GRNDS/SEC	7	.66	.35	.09	.74	.66	.35	.09	.74
ADMINISTRATIVE	6	.84	.84	.54	1.22	.84	.84	.54	1.22
TOTAL OPER EXP	7	5.61	5.38	4.19	6.85	6.29	5.86	4.19	7.91
FIXED EXPENSES	7	2.45	1.99	.54	3.56	2.45	1.99	.54	3.56
TOTAL OPER + FIX	7	8.06	7.75	4.85	10.25	8.74	7.75	6.37	10.98
LEASING EXP	3	.51	.33						
TOTAL PAYROLL	3	1.10	1.06						
TOTAL CONTRACT	7	2.76	2.63	.76	3.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2103	7
AVG SQFT/RETAIL TENANT	1396	2
AVG SQFT/OFFICE WORKER	245	7
AVG % OFFICE OCCUPANCY	98.2	7
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	19.50	4
RENTABLE/GROSS SQFT	.97	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.45	7
PAYROLL	1.06	1
CONTRACT	1.20	7
SUP/MAT/MISC	.11	5
TRASH REMOVAL	.16	8
REPR/MAINT TOTAL	1.34	6
PAYROLL	.45	1
ELEVATOR	.31	5
HVAC	.48	3
ELECTRICAL		
STRUCT/ROOF	.27	1
PLUMBING	.05	1
FIRE/LIFE SFTY	.04	1
OTHER MAINT/SUP	.62	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.50	7
ELECTRICAL	1.26	7
GAS	.20	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.35	7
RDS/GNDS TOTAL	.08	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.08	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	7
SEC PAYROLL	.01	1
SEC CONTRACTS	.30	6
SEC OTHER	.04	1
ADMIN TOTAL	.84	6
PAYROLL		
MGMT FEES	.84	6
LEGAL FEES	.08	2
AUDIT FEES	.10	2
GEN OFC EXP	.06	1
OTHER ADM EXP	.01	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.99	7
REAL ESTATE TAX	.58	7
BUILDING INS	.65	6
PERS PROP TAX	.10	1
OTHER TAX	1.64	2
LEASING EXPENSES	.33	3
ADV/PROMOTION		
COMM/FEES	.25	2
TENANT ALTS	.64	1
BUY-OUTS	.58	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.06	3
CLEANING	.80	2
REPAIR/MAINT	.67	2
RDS/GROUNDS		
SECURITY	.01	1
ADMINISTRATIVE	.83	1
TOTAL CONTRACTS	2.63	7
CLEANING	1.20	7
REPAIR/MAINT	.79	4
RDS/GROUNDS	.08	2
SECURITY	.30	6
ADMINISTRATIVE	.71	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	854,432 SQ. FT.				724,951 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					18.14	18.13	15.63	20.15
RETAIL AREA	6	23.16	22.02	17.12	39.71				
OTHER AREA	2	3.41	3.64						
TOTAL RENT	11	18.42	18.14	15.82	20.17				
MISCELLANEOUS	3	.36	.32						
TOTAL INCOME	11	18.53	18.14	16.04	20.31				
EXPENSE									
CLEANING	11	1.59	1.50	1.16	2.13	1.85	1.63	1.57	2.13
REPAIR-MAINT	11	1.35	1.08	.63	1.87	1.57	1.26	.75	1.93
UTILITIES	11	1.39	1.25	1.07	1.82	1.48	1.29	1.11	1.82
RDS/GRNDS/SEC	10	.42	.37	.20	.68	.42	.37	.20	.68
ADMINISTRATIVE	11	1.13	1.16	.66	1.42	1.13	1.16	.66	1.42
TOTAL OPER EXP	11	5.84	6.11	3.86	6.74	6.69	6.11	5.32	8.19
FIXED EXPENSES	11	1.62	1.29	.89	2.61	1.62	1.29	.89	2.61
TOTAL OPER + FIX	11	7.47	7.82	6.67	8.91	8.31	8.21	6.84	9.57
LEASING EXP	10	.54	.13	.07	.43				
TOTAL PAYROLL	8	1.40	.99	.84	2.20				
TOTAL CONTRACT	11	2.33	2.45	1.81	2.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2338	11
AVG SQFT/RETAIL TENANT	3888	7
AVG SQFT/OFFICE WORKER	303	11
AVG % OFFICE OCCUPANCY	91.3	11
AVG % RETAIL OCCUPANCY	97.2	7
AVG $ RATE YR-END RENT	16.20	10
RENTABLE/GROSS SQFT	.84	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.47	9
PAYROLL	.39	4
CONTRACT	1.18	8
SUP/MAT/MISC	.08	9
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	1.00	9
PAYROLL	.63	6
ELEVATOR	.22	9
HVAC	.07	7
ELECTRICAL	.06	7
STRUCT/ROOF	.04	5
PLUMBING	.02	8
FIRE/LIFE SFTY	.03	7
OTHER MAINT/SUP	.06	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.45	9
ELECTRICAL	1.18	9
GAS	.20	9
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	8
RDS/GNDS/SEC TOTAL	.29	8
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	8
SEC PAYROLL	.05	1
SEC CONTRACTS	.24	8
SEC OTHER	.02	2
ADMIN TOTAL	1.20	9
PAYROLL	.98	7
MGMT FEES	.64	5
LEGAL FEES	.13	3
AUDIT FEES	.04	3
GEN OFC EXP	.10	8
OTHER ADM EXP	.22	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.26	9
REAL ESTATE TAX	.46	9
BUILDING INS	.54	9
PERS PROP TAX	.01	3
OTHER TAX	.05	5
LEASING EXPENSES	.12	9
ADV/PROMOTION	.05	2
COMM/FEES	.12	7
TENANT ALTS	.17	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.99	8
CLEANING	.39	4
REPAIR/MAINT	.63	6
RDS/GROUNDS		
SECURITY	.05	1
ADMINISTRATIVE	.98	7
TOTAL CONTRACTS	2.25	9
CLEANING	1.18	8
REPAIR/MAINT	.48	8
RDS/GROUNDS	.05	4
SECURITY	.24	8
ADMINISTRATIVE	.35	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Francisco, CA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	4,400,543 SQ. FT.				4,240,569 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					20.12	19.05	14.51	24.69
RETAIL AREA	7	46.71	30.04	21.54	79.13				
OTHER AREA	1	39.77	39.77						
TOTAL RENT	18	20.69	21.09	15.71	2[illegible]53				
MISCELLANEOUS	12	.31	.22	.07	.34				
TOTAL INCOME	20	19.74	18.97	14.23	24.51				
EXPENSE									
CLEANING	21	1.54	1.46	1.13	1.94	1.58	1.56	1.18	1.96
REPAIR-MAINT	21	1.24	1.24	1.06	1.45	1.28	1.32	1.06	1.54
UTILITIES	21	1.58	1.60	1.37	1.72	1.61	1.62	1.37	1.77
RDS/GRNDS/SEC	21	.61	.47	.35	.75	.61	.47	.35	.75
ADMINISTRATIVE	21	.90	.99	.46	1.23	.90	.99	.46	1.23
TOTAL OPER EXP	21	5.87	5.54	5.19	6.83	6.03	5.82	5.28	6.92
FIXED EXPENSES	21	2.32	2.47	1.59	2.94	2.32	2.47	1.59	2.94
TOTAL OPER+FIX	21	8.19	7.95	7.10	9.61	8.35	8.42	7.47	9.65
LEASING EXP	16	2.35	.53	.14	2.05				
TOTAL PAYROLL	18	1.21	.96	.55	2.10				
TOTAL CONTRACT	20	2.42	2.49	2.06	3.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6740	21
AVG SQFT/RETAIL TENANT	3246	11
AVG SQFT/OFFICE WORKER	215	16
AVG % OFFICE OCCUPANCY	89.6	21
AVG % RETAIL OCCUPANCY	91.6	11
AVG $ RATE YR-END RENT	23.20	16
RENTABLE/GROSS SQFT	.91	16

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.46**	**17**
PAYROLL	.14	5
CONTRACT	1.34	15
SUP/MAT/MISC	.10	15
TRASH REMOVAL	.06	15
REPR/MAINT TOTAL	**1.18**	**17**
PAYROLL	.60	15
ELEVATOR	.28	17
HVAC	.09	16
ELECTRICAL	.03	15
STRUCT/ROOF	.02	4
PLUMBING	.01	14
FIRE/LIFE SFTY	.03	12
OTHER MAINT/SUP	.11	15

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.56**	**16**
ELECTRICAL	1.38	16
GAS	.13	12
FUEL OIL	.00	1
PURCH STEAM	.19	3
PURCH CH WTR		
COAL	.01	1
WATER/SEWER	.06	14
RDS/GNDS/SEC TOTAL	**.47**	**17**
RDS/GNDS TOTAL	.12	13
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	12
RDS/GNDS OTHER	.03	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.43	17
SEC PAYROLL	.24	6
SEC CONTRACTS	.37	14
SEC OTHER	.02	4
ADMIN TOTAL	**.87**	**16**
PAYROLL	.27	12
MGMT FEES	.38	16
LEGAL FEES	.02	11
AUDIT FEES	.04	7
GEN OFC EXP	.07	14
OTHER ADM EXP	.02	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**2.47**	**17**
REAL ESTATE TAX	1.46	17
BUILDING INS	.71	17
PERS PROP TAX	.08	6
OTHER TAX	.07	8
LEASING EXPENSES	**1.39**	**12**
ADV/PROMOTION	.02	8
COMM/FEES	.22	11
TENANT ALTS	1.75	8
BUY-OUTS	.23	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.89**	**16**
CLEANING	.14	5
REPAIR/MAINT	.60	15
RDS/GROUNDS		
SECURITY	.24	6
ADMINISTRATIVE	.26	13
TOTAL CONTRACTS	**2.54**	**17**
CLEANING	1.34	15
REPAIR/MAINT	.41	14
RDS/GROUNDS	.09	12
SECURITY	.37	14
ADMINISTRATIVE	.46	15

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	6,406,129 SQ. FT.				6,303,685 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					20.80	22.80	15.36	27.15
RETAIL AREA	8	18.91	22.62	8.64	68.51				
OTHER AREA	3	6.76	6.97						
TOTAL RENT	12	20.91	22.34	15.50	27.15				
MISCELLANEOUS	10	.67	.36	.09	.93				
TOTAL INCOME	13	21.14	22.18	16.29	27.57				
EXPENSE									
CLEANING	15	1.62	1.63	1.06	2.09	1.65	1.65	1.06	2.09
REPAIR-MAINT	15	1.55	1.30	.96	1.96	1.58	1.30	.96	1.96
UTILITIES	15	1.92	1.55	1.38	2.01	1.94	1.57	1.43	2.00
RDS/GRNDS/SEC	15	.58	.37	.32	.81	.58	.37	.32	.81
ADMINISTRATIVE	15	.84	.67	.42	1.35	.84	.67	.42	1.35
TOTAL OPER EXP	15	6.53	6.22	4.33	8.15	6.61	6.37	4.38	8.33
FIXED EXPENSES	14	2.16	2.02	1.50	2.72	2.16	2.02	1.50	2.72
TOTAL OPER+FIX	15	8.56	7.85	6.95	10.44	8.35	7.99	7.00	10.45
LEASING EXP	10	8.34	6.69	.25	8.36				
TOTAL PAYROLL	13	1.04	.70	.51	1.05				
TOTAL CONTRACT	14	2.80	2.59	1.99	3.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12389	14
AVG SQFT/RETAIL TENANT	1352	7
AVG SQFT/OFFICE WORKER	221	13
AVG % OFFICE OCCUPANCY	87.1	15
AVG % RETAIL OCCUPANCY	81.9	8
AVG $ RATE YR-END RENT	25.54	11
RENTABLE/GROSS SQFT	.88	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.82**	**14**
PAYROLL	1.56	3
CONTRACT	1.31	14
SUP/MAT/MISC	.07	13
TRASH REMOVAL	.06	14
REPR/MAINT TOTAL	**1.25**	**14**
PAYROLL	.54	11
ELEVATOR	.26	14
HVAC	.13	12
ELECTRICAL	.06	11
STRUCT/ROOF	.01	3
PLUMBING	.02	8
FIRE/LIFE SFTY	.04	11
OTHER MAINT/SUP	.24	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.54**	**14**
ELECTRICAL	1.43	14
GAS	.08	9
FUEL OIL	.00	3
PURCH STEAM	.10	6
PURCH CH WTR		
COAL		
WATER/SEWER	.05	12
RDS/GNDS/SEC TOTAL	**.37**	**14**
RDS/GNDS TOTAL	.04	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	9
RDS/GNDS OTHER	.01	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.35	14
SEC PAYROLL	.08	3
SEC CONTRACTS	.34	14
SEC OTHER	.01	6
ADMIN TOTAL	**.57**	**12**
PAYROLL	.25	10
MGMT FEES	.49	8
LEGAL FEES	.07	6
AUDIT FEES	.02	5
GEN OFC EXP	.09	10
OTHER ADM EXP	.05	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.94**	**13**
REAL ESTATE TAX	1.38	13
BUILDING INS	.50	13
PERS PROP TAX	.07	2
OTHER TAX	.05	6
LEASING EXPENSES	**2.94**	**9**
ADV/PROMOTION	.05	7
COMM/FEES	.65	8
TENANT ALTS	4.31	6
BUY-OUTS	.04	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.70**	**13**
CLEANING	1.56	3
REPAIR/MAINT	.54	11
RDS/GROUNDS		
SECURITY	.08	3
ADMINISTRATIVE	.25	10
TOTAL CONTRACTS	**2.50**	**14**
CLEANING	1.31	14
REPAIR/MAINT	.51	12
RDS/GROUNDS	.03	9
SECURITY	.34	14
ADMINISTRATIVE	.57	10

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Francisco, CA

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	7,912,697 SQ. FT.				7,101,522 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					21.41	24.04	21.23	24.72
RETAIL AREA	7	22.47	20.97	16.32	28.53				
OTHER AREA	7	75.91	145.92	4.13	267.72				
TOTAL RENT	8	23.51	25.29	19.31	27.86				
MISCELLANEOUS	7	.23	.27	.08	.28				
TOTAL INCOME	8	23.72	25.42	19.38	28.20				
EXPENSE									
CLEANING	9	1.58	1.58	1.46	1.69	1.77	1.71	1.58	1.89
REPAIR-MAINT	9	1.49	1.35	1.23	1.81	1.64	1.55	1.32	2.07
UTILITIES	9	1.54	1.51	1.28	1.83	1.67	1.63	1.46	1.86
RDS/GRNDS/SEC	9	.40	.47	.28	.51	.40	.47	.28	.51
ADMINISTRATIVE	9	.89	.72	.60	1.00	.89	.72	.60	1:00
TOTAL OPER EXP	9	5.91	5.87	5.31	6.26	6.52	6.63	6.08	6.80
FIXED EXPENSES	9	2.27	2.17	1.83	2.90	2.27	2.17	1.83	2.90
TOTAL OPER+FIX	9	8.18	7.83	7.35	8.99	8.79	8.67	7.95	9.48
LEASING EXP	6	.87	.41	.25	2.34				
TOTAL PAYROLL	9	.79	.92	.61	1.13				
TOTAL CONTRACT	9	2.32	2.13	1.96	2.58				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15132	6
AVG SQFT/RETAIL TENANT	3689	4
AVG SQFT/OFFICE WORKER	254	6
AVG % OFFICE OCCUPANCY	91.7	9
AVG % RETAIL OCCUPANCY	94.4	8
AVG $ RATE YR-END RENT	33.11	7
RENTABLE/GROSS SQFT	.91	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.58	9
PAYROLL	.02	1
CONTRACT	1.39	9
SUP/MAT/MISC	.10	7
TRASH REMOVAL	.07	9
REPR/MAINT TOTAL	1.35	9
PAYROLL	.62	8
ELEVATOR	.34	9
HVAC	.10	9
ELECTRICAL	.08	9
STRUCT/ROOF	.22	5
PLUMBING	.01	7
FIRE/LIFE SFTY	.05	8
OTHER MAINT/SUP	.19	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.51	9
ELECTRICAL	1.34	9
GAS	.08	7
FUEL OIL	.05	2
PURCH STEAM	.16	2
PURCH CH WTR		
COAL		
WATER/SEWER	.05	6
RDS/GNDS/SEC TOTAL	.47	9
RDS/GNDS TOTAL	.12	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	8
RDS/GNDS OTHER	.08	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	8
SEC PAYROLL	.02	1
SEC CONTRACTS	.36	8
SEC OTHER	.01	7
ADMIN TOTAL	.72	9
PAYROLL	.33	9
MGMT FEES	.47	4
LEGAL FEES	.09	7
AUDIT FEES	.04	7
GEN OFC EXP	.11	9
OTHER ADM EXP	.02	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.17	9
REAL ESTATE TAX	1.53	9
BUILDING INS	.74	9
PERS PROP TAX	.01	2
OTHER TAX	.08	3
LEASING EXPENSES	.41	6
ADV/PROMOTION	.06	2
COMM/FEES	.37	6
TENANT ALTS	1.36	2
BUY-OUTS	.03	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.92	9
CLEANING	.02	1
REPAIR/MAINT	.62	8
RDS/GROUNDS		
SECURITY	.02	1
ADMINISTRATIVE	.33	9
TOTAL CONTRACTS	2.13	9
CLEANING	1.39	9
REPAIR/MAINT	.33	8
RDS/GROUNDS	.05	8
SECURITY	.36	8
ADMINISTRATIVE	.31	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	26 BLDS	2,563,733 SQ. FT.				2,470,509 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					20.45	14.05	12.59	21.95
RETAIL AREA	6	17.99	17.99						
OTHER AREA									
TOTAL RENT	9	20.32	14.47	12.59	21.10				
MISCELLANEOUS	8	1.63	.71						
TOTAL INCOME	10	15.57	13.86	8.60	22.39				
EXPENSE									
CLEANING	26	.68	.77	.50	.96	.70	.77	.50	1.20
REPAIR-MAINT	26	.76	.82	.57	.91	.78	.82	.57	1.16
UTILITIES	26	1.98	1.40	.91	2.37	2.02	1.40	.91	2.37
RDS/GRNDS/SEC	26	.74	.67	.30	.94	.74	.67	.30	.94
ADMINISTRATIVE	26	.51	.57	.47	1.53	.51	.57	.47	1.53
TOTAL OPER EXP	26	4.67	3.94	3.34	5.65	4.79	3.94	3.47	5.96
FIXED EXPENSES	26	1.80	1.78	.90	2.07	1.80	1.78	.90	2.07
TOTAL OPER+FIX	26	6.47	5.41	5.01	6.66	6.60	5.54	5.01	7.69
LEASING EXP	10	.63	.46	.35	1.24				
TOTAL PAYROLL	9	1.08	1.03	.75	1.43				
TOTAL CONTRACT	26	1.51	2.35	1.14	2.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24004	24
AVG SQFT/RETAIL TENANT	4034	6
AVG SQFT/OFFICE WORKER	385	24
AVG % OFFICE OCCUPANCY	95.9	25
AVG % RETAIL OCCUPANCY	99.9	6
AVG $ RATE YR-END RENT	20.33	26
RENTABLE/GROSS SQFT	.98	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.77	26
PAYROLL		
CONTRACT	.65	26
SUP/MAT/MISC	.04	5
TRASH REMOVAL	.07	26
REPR/MAINT TOTAL	.82	26
PAYROLL	.58	8
ELEVATOR	.05	26
HVAC	.18	25
ELECTRICAL	.08	25
STRUCT/ROOF	.00	3
PLUMBING	.01	10
FIRE/LIFE SFTY	.01	24
OTHER MAINT/SUP	.12	25

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.40	26
ELECTRICAL	1.21	26
GAS	.07	19
FUEL OIL		
PURCH STEAM	.20	1
PURCH CH WTR	.11	2
COAL		
WATER/SEWER	.09	25
RDS/GNDS/SEC TOTAL	.67	26
RDS/GNDS TOTAL	.25	26
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	10
RDS/GNDS OTHER	.12	18

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.30	26
SEC PAYROLL	.13	1
SEC CONTRACTS	.30	26
SEC OTHER	.06	17
ADMIN TOTAL	.57	26
PAYROLL	.45	9
MGMT FEES	.47	10
LEGAL FEES	.01	6
AUDIT FEES	.04	7
GEN OFC EXP	.03	24
OTHER ADM EXP	.08	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.78	26
REAL ESTATE TAX	1.78	26
BUILDING INS	.23	9
PERS PROP TAX	.00	7
OTHER TAX	.04	1
LEASING EXPENSES	.46	10
ADV/PROMOTION	.08	1
COMM/FEES	.55	9
TENANT ALTS	.35	9
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.03	9
CLEANING	.62	1
REPAIR/MAINT	.58	8
RDS/GROUNDS		
SECURITY	.13	1
ADMINISTRATIVE	.45	9
TOTAL CONTRACTS	2.35	26
CLEANING	.65	26
REPAIR/MAINT	.06	3
RDS/GROUNDS	.26	10
SECURITY	.30	26
ADMINISTRATIVE	.47	10

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Francisco, CA

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	340,835 SQ. FT.				340,835 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					14.04	14.05		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	14.43	14.47						
MISCELLANEOUS	1	.21	.21						
TOTAL INCOME	2	14.53	14.58						
EXPENSE									
CLEANING	3	1.28	.95			1.28	.95		
REPAIR-MAINT	3	.94	.90			.94	.90		
UTILITIES	3	1.76	1.40			1.76	1.40		
RDS/GRNDS/SEC	3	.79	.67			.79	.67		
ADMINISTRATIVE	3	1.02	.57			1.02	.57		
TOTAL OPER EXP	3	5.79	3.94			6.95	3.94		
FIXED EXPENSES	3	1.55	1.78			1.55	1.78		
TOTAL OPER+FIX	3	7.34	5.19			8.42	5.19		
LEASING EXP	3	.53	.43						
TOTAL PAYROLL	2	1.17	1.15						
TOTAL CONTRACT	3	.77	2.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6838	2
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	246	2
AVG % OFFICE OCCUPANCY	86.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	16.53	3
RENTABLE/GROSS SQFT	.94	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.95	3
PAYROLL		
CONTRACT	.79	3
SUP/MAT/MISC	.04	3
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	.90	3
PAYROLL	.59	2
ELEVATOR	.05	3
HVAC	.18	2
ELECTRICAL	.11	2
STRUCT/ROOF	.04	2
PLUMBING	.07	2
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.02	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.40	3
ELECTRICAL	1.21	3
GAS	.08	2
FUEL OIL		
PURCH STEAM	.20	1
PURCH CH WTR	.20	1
COAL		
WATER/SEWER	.11	3
RDS/GNDS/SEC TOTAL	.67	3
RDS/GNDS TOTAL	.37	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.34	3
RDS/GNDS OTHER	.08	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.30	3
SEC PAYROLL	.13	1
SEC CONTRACTS	.30	3
SEC OTHER	.07	1
ADMIN TOTAL	.57	3
PAYROLL	.50	2
MGMT FEES	.40	2
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.43	2
OTHER ADM EXP	.14	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.78	3
REAL ESTATE TAX	1.78	3
BUILDING INS	.24	1
PERS PROP TAX	.01	1
OTHER TAX	.04	1
LEASING EXPENSES	.43	3
ADV/PROMOTION	.06	1
COMM/FEES	.55	2
TENANT ALTS	.21	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.15	2
CLEANING		
REPAIR/MAINT	.59	2
RDS/GROUNDS		
SECURITY	.13	1
ADMINISTRATIVE	.50	2
TOTAL CONTRACTS	2.69	3
CLEANING	.79	3
REPAIR/MAINT	.47	2
RDS/GROUNDS	.34	3
SECURITY	.30	3
ADMINISTRATIVE	.40	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Jose, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,171,872 SQ. FT.				2,156,856 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					14.13	15.11		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	13.75	12.90						
MISCELLANEOUS	2	.20	.21						
TOTAL INCOME	8	13.32	13.14	8.18	17.73				
EXPENSE									
CLEANING	7	.56	.87			.57	.87		
REPAIR-MAINT	7	.69	.87			.70	.87		
UTILITIES	7	1.38	1.73			1.39	1.73		
RDS/GRNDS/SEC	3	.28	.32			.28	.32		
ADMINISTRATIVE	8	1.32	.56	.38	1.10	1.32	.56	.38	1.10
TOTAL OPER EXP	7	4.09	4.50			3.84	4.50		
FIXED EXPENSES	8	2.11	1.66	1.22	2.09	2.11	1.66	1.22	2.09
TOTAL OPER+FIX	7	6.26	6.42			5.95	6.42		
LEASING EXP	8	.15	.25	.07	.47				
TOTAL PAYROLL	3	.21	.26						
TOTAL CONTRACT	3	1.31	1.43						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12194	2
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	349	1
AVG % OFFICE OCCUPANCY	83.8	8
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	13.35	3
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.87	7
PAYROLL	.11	1
CONTRACT	1.06	2
SUP/MAT/MISC	.02	1
TRASH REMOVAL	.05	1
REPR/MAINT TOTAL	.87	7
PAYROLL	.24	2
ELEVATOR	.16	7
HVAC	.17	7
ELECTRICAL	.05	1
STRUCT/ROOF		
PLUMBING	.07	2
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.29	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.73	7
ELECTRICAL	1.54	7
GAS	.24	2
FUEL OIL	.09	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	6
RDS/GNDS/SEC TOTAL	.37	1
RDS/GNDS TOTAL	.09	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.28	1
SEC PAYROLL		
SEC CONTRACTS	.27	1
SEC OTHER	.00	1
ADMIN TOTAL	.86	7
PAYROLL	.83	5
MGMT FEES	.46	7
LEGAL FEES	.01	7
AUDIT FEES	.01	7
GEN OFC EXP	.23	5
OTHER ADM EXP	.01	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.92	7
REAL ESTATE TAX	1.74	7
BUILDING INS	.23	7
PERS PROP TAX		
OTHER TAX	.00	5
LEASING EXPENSES	.40	7
ADV/PROMOTION	.10	5
COMM/FEES	.43	2
TENANT ALTS	.05	6
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.30	2
CLEANING	.11	1
REPAIR/MAINT	.24	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.73	2
CLEANING	1.06	2
REPAIR/MAINT	.31	1
RDS/GROUNDS	.09	1
SECURITY	.27	1
ADMINISTRATIVE	.66	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Jose, CA
ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	267,072 SQ. FT.				267,072 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					20.70	19.82	16.62	21.48
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	20.70	19.82	16.62	21.48				
MISCELLANEOUS	1	.26	.26						
TOTAL INCOME	4	20.86	19.82	16.62	21.61				
EXPENSE									
CLEANING	4	1.02	.96	.80	1.32	1.02	.56	.80	1.32
REPAIR-MAINT	4	1.54	.94	.47	1.72	1.54	.94	.47	1.72
UTILITIES	4	2.24	2.39	2.03	3.06	2.24	2.39	2.03	3.06
RDS/GRNDS/SEC	3	.26	.22			.26	.22		
ADMINISTRATIVE	4	.95	.91	.77	1.15	.95	.91	.77	1.15
TOTAL OPER EXP	4	5.98	5.58	4.40	7.55	5.98	5.58	4.40	7.55
FIXED EXPENSES	4	1.31	1.30	1.00	1.52	1.31	1.30	1.00	1.52
TOTAL OPER+FIX	4	7.29	6.91	5.62	8.84	7.29	6.91	5.62	8.84
LEASING EXP	3	2.23	.79						
TOTAL PAYROLL	2	.99	.56						
TOTAL CONTRACT	4	1.98	1.99	1.78	3.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4198	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	170	4
AVG % OFFICE OCCUPANCY	88.0	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	22.11	4
RENTABLE/GROSS SQFT	.83	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.96	4
PAYROLL		
CONTRACT	.80	4
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.12	4
REPR/MAINT TOTAL	.94	4
PAYROLL	.56	2
ELEVATOR	.09	4
HVAC	.23	4
ELECTRICAL	.07	3
STRUCT/ROOF	.02	1
PLUMBING	.02	3
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.22	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.62	3
ELECTRICAL	2.06	3
GAS	.22	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	.22	3
RDS/GNDS TOTAL	.18	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.51	2
RDS/GNDS OTHER	.08	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.15	1
SEC PAYROLL		
SEC CONTRACTS	.15	1
SEC OTHER		
ADMIN TOTAL	.91	4
PAYROLL		
MGMT FEES	.76	4
LEGAL FEES	.14	2
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.06	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.30	4
REAL ESTATE TAX	.81	4
BUILDING INS	.46	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.79	3
ADV/PROMOTION	.00	1
COMM/FEES	.62	3
TENANT ALTS	2.51	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.56	2
CLEANING		
REPAIR/MAINT	.56	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.99	4
CLEANING	.80	4
REPAIR/MAINT	.55	3
RDS/GROUNDS	.51	2
SECURITY	.48	2
ADMINISTRATIVE	.73	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Santa Ana, CA
ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	656,332 SQ. FT.				642,386 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					21.82	17.81	13.11	26.69
RETAIL AREA	2	30.12	30.12						
OTHER AREA									
TOTAL RENT	10	22.06	17.81	13.11	27.02				
MISCELLANEOUS	6	1.33	1.10						
TOTAL INCOME	10	22.56	18.36	13.27	28.38				
EXPENSE									
CLEANING	10	.72	.67	.54	.90	.74	.67	.54	.92
REPAIR-MAINT	10	.98	.58	.31	1.30	1.00	.58	.31	1.34
UTILITIES	10	1.93	1.86	1.60	2.35	1.97	1.91	1.60	2.35
RDS/GRNDS/SEC	10	.41	.31	.14	.51	.41	.31	.14	.51
ADMINISTRATIVE	10	.65	.68	.34	1.36	.65	.68	.34	1.36
TOTAL OPER EXP	10	4.70	4.20	3.38	5.87	4.80	4.20	3.38	6.02
FIXED EXPENSES	10	2.24	2.00	1.25	2.84	2.24	2.00	1.25	2.84
TOTAL OPER+FIX	10	6.94	6.46	4.98	8.10	7.04	6.46	4.98	8.24
LEASING EXP	10	1.10	.57	.26	3.17				
TOTAL PAYROLL	3	.88	.89						
TOTAL CONTRACT	10	1.72	1.57	1.16	3.10				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4090	10
AVG SQFT/RETAIL TENANT	4649	2
AVG SQFT/OFFICE WORKER	266	9
AVG % OFFICE OCCUPANCY	92.9	10
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	22.00	10
RENTABLE/GROSS SQFT	.76	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.79	5
PAYROLL		
CONTRACT	.65	5
SUP/MAT/MISC	.10	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	.78	5
PAYROLL	.80	2
ELEVATOR	.12	4
HVAC	.29	5
ELECTRICAL	.04	4
STRUCT/ROOF	.02	1
PLUMBING	.03	4
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.20	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.86	5
ELECTRICAL	1.67	5
GAS	.12	4
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.31	5
RDS/GNDS TOTAL	.26	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.26	3
RDS/GNDS OTHER	.11	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	3
SEC PAYROLL	.07	2
SEC CONTRACTS	.28	3
SEC OTHER	.05	3
ADMIN TOTAL	.73	5
PAYROLL		
MGMT FEES	.63	5
LEGAL FEES	.01	2
AUDIT FEES		
GEN OFC EXP	.06	2
OTHER ADM EXP	.15	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.22	5
REAL ESTATE TAX	1.57	5
BUILDING INS	.64	5
PERS PROP TAX		
OTHER TAX	.01	3
LEASING EXPENSES	.43	5
ADV/PROMOTION		
COMM/FEES	.30	5
TENANT ALTS	.19	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.88	2
CLEANING		
REPAIR/MAINT	.80	2
RDS/GROUNDS		
SECURITY	.07	2
ADMINISTRATIVE		
TOTAL CONTRACTS	2.10	5
CLEANING	.65	5
REPAIR/MAINT	.63	3
RDS/GROUNDS	.26	3
SECURITY	.04	4
ADMINISTRATIVE	.70	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Santa Monica, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	936,370 SQ. FT.				936,370 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME	3	12.08	12.08						
EXPENSE									
CLEANING									
REPAIR-MAINT									
UTILITIES									
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.89	.89			.89	.89		
TOTAL OPER EXP									
FIXED EXPENSES									
TOTAL OPER + FIX									
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	0	0
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	95.6	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.00	0

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.00	3
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.00	3
PAYROLL		
ELEVATOR	.00	3
HVAC	.00	3
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.00	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.00	3
ELECTRICAL	.00	3
GAS		
FUEL OIL	.00	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.00	3
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.89	3
PAYROLL	.30	3
MGMT FEES	.42	3
LEGAL FEES	.00	3
AUDIT FEES	.00	3
GEN OFC EXP	.16	3
OTHER ADM EXP	.00	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.00	3
REAL ESTATE TAX	.00	3
BUILDING INS	.00	3
PERS PROP TAX		
OTHER TAX	.00	3
LEASING EXPENSES	.00	3
ADV/PROMOTION	.04	3
COMM/FEES		
TENANT ALTS	.00	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 B[illegible]	101,184 SQ. FT.				101,184 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					20.90	18.19		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	20.90	18.19						
MISCELLANEOUS									
TOTAL INCOME	3	20.90	18.19						
EXPENSE									
CLEANING	3	.91	.95			.91	.95		
REPAIR-MAINT	3	.79	.78			.79	.78		
UTILITIES	3	2.45	2.53			2.45	2.53		
RDS/GRNDS/SEC	3	.52	.82			.52	.82		
ADMINISTRATIVE	3	1.13	1.00			1.13	1.00		
TOTAL OPER EXP	3	5.79	6.08			5.79	6.08		
FIXED EXPENSES	3	1.12	1.35			1.12	1.35		
TOTAL OPER + FIX	3	6.91	7.42			6.91	7.42		
LEASING EXP	3	.34	.23						
TOTAL PAYROLL	1	.69	.69						
TOTAL CONTRACT	3	2.30	2.51						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE-TENANT	3489	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	189	1
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	18.86	3
RENTABLE/GROSS SQFT	.95	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.89	1
PAYROLL		
CONTRACT	.66	1
SUP/MAT/MISC	.19	1
TRASH REMOVAL	.04	1
REPR/MAINT TOTAL	.79	1
PAYROLL	.33	1
ELEVATOR	.05	1
HVAC	.24	1
ELECTRICAL	.02	1
STRUCT/ROOF		
PLUMBING	.02	1
FIRE/LIFE SFTY	.11	1
OTHER MAINT/SUP	.01	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.42	1
ELECTRICAL	1.88	1
GAS	.46	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	1
RDS/GNDS/SEC TOTAL	.41	1
RDS/GNDS TOTAL	.27	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	1
RDS/GNDS OTHER	.09	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.15	1
SEC PAYROLL		
SEC CONTRACTS	.15	1
SEC OTHER		
ADMIN TOTAL	1.18	1
PAYROLL	.36	1
MGMT FEES	.79	1
LEGAL FEES		
AUDIT FEES	.02	1
GEN OFC EXP	.00	1
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.04	1
REAL ESTATE TAX	.68	1
BUILDING INS	.33	1
PERS PROP TAX	.03	1
OTHER TAX		
LEASING EXPENSES	.38	1
ADV/PROMOTION	.00	1
COMM/FEES	.22	1
TENANT ALTS	.01	1
BUY-OUTS	.14	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.69	1
CLEANING		
REPAIR/MAINT	.33	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	1
TOTAL CONTRACTS	2.23	1
CLEANING	.66	1
REPAIR/MAINT	.45	1
RDS/GROUNDS	.18	1
SECURITY	.15	1
ADMINISTRATIVE	.79	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Seattle, WA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	3,206,962 SQ. FT.				2,904,754 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	15					12.88	13.56	11.44	15.51
RETAIL AREA	9	9.86	10.39	5.90	16.28				
OTHER AREA	1	.38	.38						
TOTAL RENT	15	12.63	13.31	10.97	15.31				
MISCELLANEOUS	10	.17	.26	.04	.73				
TOTAL INCOME	15	12.73	13.31	11.43	15.75				
EXPENSE									
CLEANING	15	1.00	1.00	.82	1.14	1.10	1.09	.91	1.29
REPAIR-MAINT	15	.91	1.04	.69	1.29	1.00	1.12	.73	1.37
UTILITIES	15	.83	.96	.74	1.56	.90	1.05	.84	1.62
RDS/GRNDS/SEC	14	.17	.10	.07	.18	.17	.10	.07	.18
ADMINISTRATIVE	15	1.13	.88	.64	1.37	1.13	.88	.64	1.37
TOTAL OPER EXP	15	4.04	4.43	3.39	4.91	4.44	4.62	4.05	5.30
FIXED EXPENSES	15	.97	1.20	.57	1.52	.97	1.20	.57	1.52
TOTAL OPER+FIX	15	5.00	5.47	4.78	6.02	5.40	5.78	5.26	6.17
LEASING EXP	14	.59	.23	.13	1.87				
TOTAL PAYROLL	12	1.15	.35	.18	1.21				
TOTAL CONTRACT	15	1.57	1.78	1.38	2.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6014	15
AVG SQFT/RETAIL TENANT	2527	11
AVG SQFT/OFFICE WORKER	274	9
AVG % OFFICE OCCUPANCY	96.1	15
AVG % RETAIL OCCUPANCY	91.8	11
AVG $ RATE YR-END RENT	15.52	15
RENTABLE/GROSS SQFT	.93	15

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.00	15
PAYROLL	1.00	1
CONTRACT	.78	15
SUP/MAT/MISC	.09	14
TRASH REMOVAL	.09	14
REPR/MAINT TOTAL	1.04	15
PAYROLL	.25	9
ELEVATOR	.19	15
HVAC	.16	15
ELECTRICAL	.05	13
STRUCT/ROOF	.08	5
PLUMBING	.01	9
FIRE/LIFE SFTY	.01	12
OTHER MAINT/SUP	.24	14

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.96	15
ELECTRICAL	.81	15
GAS		
FUEL OIL		
PURCH STEAM	.21	5
PURCH CH WTR		
COAL		
WATER/SEWER	.09	15
RDS/GNDS/SEC TOTAL	.10	14
RDS/GNDS TOTAL	.04	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	9
RDS/GNDS OTHER	.04	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	11
SEC PAYROLL	.04	1
SEC CONTRACTS	.08	10
SEC OTHER	.10	1
ADMIN TOTAL	.88	15
PAYROLL	1.16	4
MGMT FEES	.45	15
LEGAL FEES	.07	12
AUDIT FEES	.07	10
GEN OFC EXP	.09	12
OTHER ADM EXP	.07	14

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.20	15
REAL ESTATE TAX	1.13	12
BUILDING INS	.17	15
PERS PROP TAX	.00	6
OTHER TAX	.02	8
LEASING EXPENSES	.23	14
ADV/PROMOTION	.05	9
COMM/FEES	.11	13
TENANT ALTS	.53	10
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.27	12
CLEANING	1.00	1
REPAIR/MAINT	.25	9
RDS/GROUNDS		
SECURITY	.04	1
ADMINISTRATIVE	1.16	4
TOTAL CONTRACTS	1.88	15
CLEANING	.78	15
REPAIR/MAINT	.54	11
RDS/GROUNDS	.04	9
SECURITY	.09	11
ADMINISTRATIVE	.51	14

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	82,844 SQ. FT.				79,474 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					14.60	15.90		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	14.01	15.28						
MISCELLANEOUS	3	1.10	.89						
TOTAL INCOME	3	15.11	16.16						
EXPENSE									
CLEANING	3	.94	.87			.98	.87		
REPAIR-MAINT	3	.84	.75			.88	.75		
UTILITIES	3	2.32	2.16			2.42	2.16		
RDS/GRNDS/SEC	3	.10	.10			.10	.10		
ADMINISTRATIVE	3	.60	.61			.60	.61		
TOTAL OPER EXP	3	4.81	4.70			5.01	4.70		
FIXED EXPENSES	3	1.26	1.26			1.26	1.26		
TOTAL OPER+FIX	3	6.07	6.03			6.28	6.03		
LEASING EXP	2	1.11	1.15						
TOTAL PAYROLL	3	.11	.09						
TOTAL CONTRACT	3	1.28	1.36						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4656	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	161	3
AVG % OFFICE OCCUPANCY	93.7	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	16.33	3
RENTABLE/GROSS SQFT	.83	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.87	3
PAYROLL		
CONTRACT	.60	3
SUP/MAT/MISC	.16	3
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	.75	3
PAYROLL	.09	3
ELEVATOR	.05	3
HVAC	.23	3
ELECTRICAL	.03	2
STRUCT/ROOF	.05	3
PLUMBING	.01	1
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.12	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.16	3
ELECTRICAL	2.00	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	.10	3
RDS/GNDS TOTAL	.10	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER	.05	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.61	3
PAYROLL		
MGMT FEES	.51	3
LEGAL FEES	.01	2
AUDIT FEES	.06	1
GEN OFC EXP	.11	2
OTHER ADM EXP	.01	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.26	3
REAL ESTATE TAX	1.13	3
BUILDING INS	.15	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.15	2
ADV/PROMOTION		
COMM/FEES	.37	2
TENANT ALTS	.79	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.09	3
CLEANING		
REPAIR/MAINT	.09	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.36	3
CLEANING	.60	3
REPAIR/MAINT		
RDS/GROUNDS	.10	3
SECURITY		
ADMINISTRATIVE	.51	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Seattle, WA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,405,664 SQ. FT.				1,244,033 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					12.94	12.38	11.36	14.39
RETAIL AREA	7	8.37	10.39	7.32	18.66				
OTHER AREA	1	.38	.38						
TOTAL RENT	7	12.37	11.91	10.31	14.80				
MISCELLANEOUS	5	.22	.26	.07	.44				
TOTAL INCOME	7	12.51	12.17	10.34	14.91				
EXPENSE									
CLEANING	7	1.02	1.03	.92	1.14	1.15	1.15	1.03	1.38
REPAIR-MAINT	7	1.22	1.27	1.15	1.56	1.37	1.37	1.18	1.78
UTILITIES	7	.94	.95	.85	1.11	1.01	.95	.85	1.18
RDS/GRNDS/SEC	7	.14	.10	.05	.23	.14	.10	.05	.23
ADMINISTRATIVE	7	1.15	.97	.69	1.77	1.15	.97	.69	1.77
TOTAL OPER EXP	7	4.47	4.49	4.29	5.12	4.99	4.75	4.44	5.32
FIXED EXPENSES	7	.79	.96	.22	1.16	.79	.96	.22	1.16
TOTAL OPER+FIX	7	5.26	5.47	5.33	5.65	5.77	5.91	5.47	6.28
LEASING EXP	7	1.00	.23	.14	2.34				
TOTAL PAYROLL	4	.78	.74	.31	1.16				
TOTAL CONTRACT	7	2.10	2.20	1.84	2.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3524	7
AVG SQFT/RETAIL TENANT	2808	7
AVG SQFT/OFFICE WORKER	241	2
AVG % OFFICE OCCUPANCY	95.5	7
AVG % RETAIL OCCUPANCY	96.8	7
AVG $ RATE YR-END RENT	13.83	7
RENTABLE/GROSS SQFT	.92	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.03	7
PAYROLL		
CONTRACT	.81	7
SUP/MAT/MISC	.06	7
TRASH REMOVAL	.11	7
REPR/MAINT TOTAL	1.27	7
PAYROLL	.31	2
ELEVATOR	.22	7
HVAC	.18	7
ELECTRICAL	.08	7
STRUCT/ROOF		
PLUMBING	.01	4
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.61	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.95	7
ELECTRICAL	.68	7
GAS		
FUEL OIL		
PURCH STEAM	.21	5
PURCH CH WTR		
COAL		
WATER/SEWER	.06	7
RDS/GNDS/SEC TOTAL	.10	7
RDS/GNDS TOTAL	.03	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.03	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.08	7
SEC PAYROLL		
SEC CONTRACTS	.08	7
SEC OTHER		
ADMIN TOTAL	.97	7
PAYROLL	1.16	2
MGMT FEES	.37	7
LEGAL FEES	.06	5
AUDIT FEES	.07	4
GEN OFC EXP	.03	5
OTHER ADM EXP	.03	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.96	7
REAL ESTATE TAX	.92	5
BUILDING INS	.18	7
PERS PROP TAX	.00	5
OTHER TAX	.01	7
LEASING EXPENSES	.23	7
ADV/PROMOTION	.02	5
COMM/FEES	.08	7
TENANT ALTS	.20	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.74	4
CLEANING		
REPAIR/MAINT	.31	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.16	2
TOTAL CONTRACTS	2.20	7
CLEANING	.81	7
REPAIR/MAINT	.64	7
RDS/GROUNDS	.03	2
SECURITY	.08	7
ADMINISTRATIVE	.68	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	187,872 SQ. FT.				187,872 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.73	10.00		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.75	10.00						
MISCELLANEOUS	2	.26	.89						
TOTAL INCOME	3	10.85	10.02						
EXPENSE									
CLEANING	3	.81	.82			.81	.82		
REPAIR-MAINT	3	.88	.74			.88	.74		
UTILITIES	3	1.35	1.56			1.35	1.56		
RDS/GRNDS/SEC	3	.19	.18			.19	.18		
ADMINISTRATIVE	3	.71	.70			.71	.70		
TOTAL OPER EXP	3	3.95	4.44			3.95	4.44		
FIXED EXPENSES	3	1.28	1.33			1.28	1.33		
TOTAL OPER+FIX	3	5.22	5.76			5.22	5.76		
LEASING EXP	2	.24	.24						
TOTAL PAYROLL	3	.42	.25						
TOTAL CONTRACT	3	1.60	1.61						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3217	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	195	2
AVG % OFFICE OCCUPANCY	77.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	17.39	3
RENTABLE/GROSS SQFT	.94	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.62	2
PAYROLL		
CONTRACT	1.43	2
SUP/MAT/MISC	.19	1
TRASH REMOVAL	.10	2
REPR/MAINT TOTAL	.73	2
PAYROLL	.25	1
ELEVATOR	.11	1
HVAC	.17	2
ELECTRICAL	.13	1
STRUCT/ROOF	.02	1
PLUMBING	.01	1
FIRE/LIFE SFTY	.05	1
OTHER MAINT/SUP	.28	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.61	2
ELECTRICAL	1.50	2
GAS	.01	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	2
RDS/GNDS/SEC TOTAL	.41	2
RDS/GNDS TOTAL	.33	2
RDS/GNDS PAYRL	.08	1
RDS/GNDS CONTR	.23	2
RDS/GNDS OTHER	.06	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.08	2
SEC PAYROLL		
SEC CONTRACTS	.08	2
SEC OTHER		
ADMIN TOTAL	.98	2
PAYROLL		
MGMT FEES	.57	2
LEGAL FEES	.02	1
AUDIT FEES	.04	1
GEN OFC EXP	.07	1
OTHER ADM EXP	.10	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.86	2
REAL ESTATE TAX	1.62	2
BUILDING INS	.24	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.25	1
ADV/PROMOTION	.23	1
COMM/FEES	.02	1
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.17	2
CLEANING		
REPAIR/MAINT	.25	1
RDS/GROUNDS	.08	1
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.57	2
CLEANING	1.43	2
REPAIR/MAINT	.23	2
RDS/GROUNDS	.23	2
SECURITY	.08	2
ADMINISTRATIVE	.60	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Shreveport, LA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	1,220,000 SQ. FT.				1,209,000 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					6.00	8.65	5.64	11.11
RETAIL AREA	1	4.30	4.30						
OTHER AREA									
TOTAL RENT	11	6.06	8.71	5.62	11.95				
MISCELLANEOUS	10	.22	.01	.00	.33				
TOTAL INCOME	13	3.76	7.25	3.61	12.39				
EXPENSE									
CLEANING	11	.56	.61	.51	.68	.57	.61	.51	.68
REPAIR-MAINT	13	1.26	1.15	.71	1.22	1.27	1.15	.71	1.28
UTILITIES	11	1.71	1.36	1.01	1.66	1.71	1.36	1.01	1.66
RDS/GRNDS/SEC	11	.27	.12	.03	.27	.27	.12	.03	.27
ADMINISTRATIVE	13	.70	.63	.51	.73	.70	.63	.51	.73
TOTAL OPER EXP	11	4.68	3.60	3.24	5.16	2.95	3.67	3.24	5.21
FIXED EXPENSES	11	1.33	.66	.44	1.78	1.33	.66	.44	1.78
TOTAL OPER + FIX	11	6.01	4.30	3.81	6.88	6.08	4.42	3.81	6.88
LEASING EXP	12	.03	.04	.01	.21				
TOTAL PAYROLL	7	1.57	1.58	1.19	2.02				
TOTAL CONTRACT	11	1.27	1.18	.83	1.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3449	10
AVG SQFT/RETAIL TENANT	2200	1
AVG SQFT/OFFICE WORKER	337	10
AVG % OFFICE OCCUPANCY	64.9	12
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	8.00	13
RENTABLE/GROSS SQFT	.93	11

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	9
PAYROLL	.49	4
CONTRACT	.51	7
SUP/MAT/MISC	.01	6
TRASH REMOVAL	.02	6
REPR/MAINT TOTAL	1.20	8
PAYROLL	.84	6
ELEVATOR	.23	4
HVAC	.07	4
ELECTRICAL	.14	6
STRUCT/ROOF	.01	1
PLUMBING	.01	6
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.17	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.22	9
ELECTRICAL	1.10	9
GAS	.12	1
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	9
RDS/GNDS/SEC TOTAL	.27	7
RDS/GNDS TOTAL	.20	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	6
RDS/GNDS OTHER	.18	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	6
SEC PAYROLL	.21	1
SEC CONTRACTS	.24	2
SEC OTHER	.10	4
ADMIN TOTAL	.66	9
PAYROLL	.45	5
MGMT FEES	.31	6
LEGAL FEES	.03	9
AUDIT FEES	.04	8
GEN OFC EXP	.23	9
OTHER ADM EXP	.03	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.28	9
REAL ESTATE TAX	1.25	8
BUILDING INS	.18	9
PERS PROP TAX	.31	1
OTHER TAX	.03	4
LEASING EXPENSES	.04	8
ADV/PROMOTION	.03	8
COMM/FEES	.17	5
TENANT ALTS	.01	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.58	7
CLEANING	.49	4
REPAIR/MAINT	.84	6
RDS/GROUNDS		
SECURITY	.21	1
ADMINISTRATIVE	.50	3
TOTAL CONTRACTS	1.13	7
CLEANING	.51	7
REPAIR/MAINT	.44	7
RDS/GROUNDS	.05	6
SECURITY	.24	2
ADMINISTRATIVE	.05	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	79,100 SQ. FT.				79,100 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.86	10.12	8.65	11.11
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.24	10.86	8.71	11.95				
MISCELLANEOUS	4	.48	.01	.00	1.21				
TOTAL INCOME	4	10.72	11.28	8.72	13.16				
EXPENSE									
CLEANING	4	.66	.68	.56	.74	.66	.68	.56	.74
REPAIR-MAINT	4	1.00	1.03	.73	1.19	1.00	1.03	.73	1.19
UTILITIES	4	1.29	1.26	.95	1.63	1.29	1.26	.95	1.63
RDS/GRNDS/SEC	4	.06	.03	.03	.12	.06	.03	.03	.12
ADMINISTRATIVE	4	1.17	.67	.50	2.20	1.17	.67	.50	2.20
TOTAL OPER EXP	4	4.18	3.60	3.24	5.39	4.18	3.60	3.24	5.39
FIXED EXPENSES	4	.90	.63	.36	1.57	.90	.63	.36	1.57
TOTAL OPER + FIX	4	5.08	4.23	3.60	6.96	5.08	4.23	3.60	6.96
LEASING EXP	4	.10	.03	.01	.19				
TOTAL PAYROLL	1	2.42	2.42						
TOTAL CONTRACT	4	1.45	1.60	1.18	1.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4406	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	332	3
AVG % OFFICE OCCUPANCY	97.2	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	8.89	4
RENTABLE/GROSS SQFT	.91	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	1
PAYROLL		
CONTRACT	.65	1
SUP/MAT/MISC	.06	1
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.75	1
ELECTRICAL	1.70	1
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	1
RDS/GNDS/SEC TOTAL	.20	1
RDS/GNDS TOTAL	.20	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.20	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	3.65	1
PAYROLL	2.42	1
MGMT FEES		
LEGAL FEES	.24	1
AUDIT FEES	.06	1
GEN OFC EXP	.88	1
OTHER ADM EXP	.04	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.29	1
REAL ESTATE TAX	1.80	1
BUILDING INS	.33	1
PERS PROP TAX		
OTHER TAX	.15	1
LEASING EXPENSES	.04	1
ADV/PROMOTION	.04	1
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.42	1
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	2.42	1
TOTAL CONTRACTS	1.42	1
CLEANING	.65	1
REPAIR/MAINT	.56	1
RDS/GROUNDS	.20	1
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Shreveport, LA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	182,313 SQ. FT.				143,238 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					5.42	4.98	2.27	6.83
RETAIL AREA	1	49.34	49.34						
OTHER AREA									
TOTAL RENT	4	5.59	6.80	4.71	6.95				
MISCELLANEOUS	1	.00	.00						
TOTAL INCOME	4	5.59	6.81	4.71	6.95				
EXPENSE									
CLEANING	4	.53	.52	.39	.58	.57	.57	.41	.64
REPAIR-MAINT	4	.37	.35	.25	.74	.40	.39	.25	.85
UTILITIES	4	1.03	.85	.70	1.27	1.10	.91	.81	1.27
RDS/GRNDS/SEC	4	.09	.08	.03	.14	.09	.08	.03	.14
ADMINISTRATIVE	4	.59	.61	.56	.65	.59	.61	.56	.65
TOTAL OPER EXP	4	2.62	2.60	2.34	2.97	2.78	2.86	2.55	3.15
FIXED EXPENSES	4	.87	.81	.43	1.13	.87	.81	.43	1.13
TOTAL OPER+FIX	4	3.49	3.34	2.90	3.97	3.65	3.52	3.30	3.97
LEASING EXP	4	.12	.09	.05	.17				
TOTAL PAYROLL	3	.80	.84						
TOTAL CONTRACT	4	.20	.20	.10	.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6328	4
AVG SQFT/RETAIL TENANT	1134	1
AVG SQFT/OFFICE WORKER	315	4
AVG % OFFICE OCCUPANCY	66.3	4
AVG % RETAIL OCCUPANCY	65.0	1
AVG $ RATE YR-END RENT	9.32	4
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.52	3
PAYROLL	.42	3
CONTRACT	.27	1
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.25	3
PAYROLL		
ELEVATOR	.03	3
HVAC	.17	3
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING	.01	1
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.08	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.99	3
ELECTRICAL	.95	3
GAS	.06	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.12	3
RDS/GNDS TOTAL	.06	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	1
RDS/GNDS OTHER	.07	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.08	3
SEC PAYROLL	.04	2
SEC CONTRACTS	.03	3
SEC OTHER		
ADMIN TOTAL	.61	3
PAYROLL	.40	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES	.02	3
GEN OFC EXP	.15	3
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.11	3
REAL ESTATE TAX	.99	3
BUILDING INS	.12	3
PERS PROP TAX	.00	2
OTHER TAX	.00	3
LEASING EXPENSES	.14	3
ADV/PROMOTION	.07	1
COMM/FEES		
TENANT ALTS	.14	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.84	3
CLEANING	.42	3
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.04	2
ADMINISTRATIVE	.40	3
TOTAL CONTRACTS	.12	3
CLEANING	.27	1
REPAIR/MAINT		
RDS/GROUNDS	.06	2
SECURITY	.03	3
ADMINISTRATIVE	.02	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	101,209 SQ. FT.				92,134 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					4.72	3.28		
RETAIL AREA	1	49.34	49.34						
OTHER AREA									
TOTAL RENT	3	5.04	6.93						
MISCELLANEOUS	1	.00	.00						
TOTAL INCOME	3	5.04	6.93						
EXPENSE									
CLEANING	3	.54	.52			.59	.62		
REPAIR-MAINT	3	.44	.44			.48	.53		
UTILITIES	3	1.05	.70			1.15	.84		
RDS/GRNDS/SEC	3	.07	.05			.07	.05		
ADMINISTRATIVE	3	.58	.61			.58	.61		
TOTAL OPER EXP	3	2.69	2.73			2.95	3.09		
FIXED EXPENSES	3	.75	.50			.75	.50		
TOTAL OPER+FIX	3	3.44	3.10			3.70	3.46		
LEASING EXP	3	.11	.05						
TOTAL PAYROLL	2	.78	.79						
TOTAL CONTRACT	3	.26	.29						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6742	3
AVG SQFT/RETAIL TENANT	1134	1
AVG SQFT/OFFICE WORKER	326	3
AVG % OFFICE OCCUPANCY	65.9	3
AVG % RETAIL OCCUPANCY	65.0	1
AVG $ RATE YR-END RENT	8.92	3
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.58	2
PAYROLL	.35	2
CONTRACT	.27	1
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.35	2
PAYROLL		
ELEVATOR	.05	2
HVAC	.21	2
ELECTRICAL	.02	2
STRUCT/ROOF		
PLUMBING	.01	1
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.12	2
ELECTRICAL	1.05	2
GAS	.08	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL	.08	2
RDS/GNDS TOTAL	.07	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.07	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	2
SEC PAYROLL	.05	1
SEC CONTRACTS	.02	2
SEC OTHER		
ADMIN TOTAL	.56	2
PAYROLL	.41	2
MGMT FEES		
LEGAL FEES		
AUDIT FEES	.02	2
GEN OFC EXP	.13	2
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.82	2
REAL ESTATE TAX	.69	2
BUILDING INS	.12	2
PERS PROP TAX	.00	2
OTHER TAX	.01	2
LEASING EXPENSES	.12	2
ADV/PROMOTION	.07	1
COMM/FEES		
TENANT ALTS	.09	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.79	2
CLEANING	.35	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.05	1
ADMINISTRATIVE	.41	2
TOTAL CONTRACTS	.20	2
CLEANING	.27	1
REPAIR/MAINT		
RDS/GROUNDS	.07	1
SECURITY	.02	2
ADMINISTRATIVE	.02	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

South Bend, IN

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	164,372 SQ. FT.				164,372 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					10.39	11.85	10.08	12.59
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.64	11.85	10.31	12.59				
MISCELLANEOUS	3	.20	.20						
TOTAL INCOME	4	10.82	11.93	10.49	12.71				
EXPENSE									
CLEANING	4	.76	.79	.73	.94	.76	.79	.73	.94
REPAIR-MAINT	4	.78	.52	.38	.85	.78	.52	.38	.85
UTILITIES	4	1.05	1.17	.94	1.38	1.05	1.17	.94	1.38
RDS/GRNDS/SEC	4	.14	.17	.09	.24	.14	.17	.09	.24
ADMINISTRATIVE	4	.73	.74	.70	.78	.73	.74	.70	.78
TOTAL OPER EXP	4	3.46	3.55	3.23	3.79	3.46	3.55	3.23	3.79
FIXED EXPENSES	4	.95	1.04	.83	1.25	.95	1.04	.83	1.25
TOTAL OPER+FIX	4	4.41	4.38	4.28	4.83	4.41	4.38	4.28	4.83
LEASING EXP	4	.47	.27	.10	.57				
TOTAL PAYROLL	4	.89	.85	.55	1.02				
TOTAL CONTRACT	4	1.27	1.32	1.25	1.38				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3141	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	309	4
AVG % OFFICE OCCUPANCY	93.6	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.25	4
RENTABLE/GROSS SQFT	.83	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.79	4
PAYROLL	.18	3
CONTRACT	.48	4
SUP/MAT/MISC	.12	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	.52	4
PAYROLL	.23	4
ELEVATOR	.06	4
HVAC	.08	4
ELECTRICAL	.04	4
STRUCT/ROOF	.00	3
PLUMBING	.00	3
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.01	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.17	4
ELECTRICAL	1.04	4
GAS	.09	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.17	4
RDS/GNDS TOTAL	.17	4
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.15	4
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.74	4
PAYROLL	.03	3
MGMT FEES	.57	4
LEGAL FEES		
AUDIT FEES	.08	4
GEN OFC EXP	.02	4
OTHER ADM EXP	.01	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.04	4
REAL ESTATE TAX	.92	4
BUILDING INS	.14	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.27	4
ADV/PROMOTION	.00	4
COMM/FEES	.11	4
TENANT ALTS	.61	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.85	4
CLEANING	.18	3
REPAIR/MAINT	.23	4
RDS/GROUNDS	.02	3
SECURITY		
ADMINISTRATIVE	.16	4
TOTAL CONTRACTS	1.32	4
CLEANING	.48	4
REPAIR/MAINT	.16	1
RDS/GROUNDS	.15	4
SECURITY		
ADMINISTRATIVE	.67	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	75,151 SQ. FT.				75,151 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.96	12.59		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	11.96	12.59						
MISCELLANEOUS	2	.20	.20						
TOTAL INCOME	3	12.12	12.59						
EXPENSE									
CLEANING	3	.84	.81			.84	.81		
REPAIR-MAINT	3	.42	.43			.42	.43		
UTILITIES	3	1.21	1.38			1.21	1.38		
RDS/GRNDS/SEC	3	.22	.23			.22	.23		
ADMINISTRATIVE	3	.72	.73			.72	.73		
TOTAL OPER EXP	3	3.40	3.60			3.40	3.60		
FIXED EXPENSES	3	1.09	1.25			1.09	1.25		
TOTAL OPER+FIX	3	4.49	4.42			4.49	4.42		
LEASING EXP	3	.16	.13						
TOTAL PAYROLL	3	.71	.71						
TOTAL CONTRACT	3	1.36	1.33						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2301	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	247	3
AVG % OFFICE OCCUPANCY	98.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.83	3
RENTABLE/GROSS SQFT	.97	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.81	3
PAYROLL	.18	3
CONTRACT	.47	3
SUP/MAT/MISC	.10	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.43	3
PAYROLL	.19	3
ELEVATOR	.05	3
HVAC	.07	3
ELECTRICAL	.04	3
STRUCT/ROOF	.00	2
PLUMBING	.00	2
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.01	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.38	3
ELECTRICAL	1.18	3
GAS	.09	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.23	3
RDS/GNDS TOTAL	.23	3
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.23	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.73	3
PAYROLL	.02	2
MGMT FEES	.58	3
LEGAL FEES		
AUDIT FEES	.10	3
GEN OFC EXP	.00	3
OTHER ADM EXP	.01	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.25	3
REAL ESTATE TAX	1.09	3
BUILDING INS	.14	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.13	3
ADV/PROMOTION	.00	3
COMM/FEES	.13	3
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.71	3
CLEANING	.18	3
REPAIR/MAINT	.19	3
RDS/GROUNDS	.02	3
SECURITY		
ADMINISTRATIVE	.03	3
TOTAL CONTRACTS	1.33	3
CLEANING	.47	3
REPAIR/MAINT		
RDS/GROUNDS	.23	3
SECURITY		
ADMINISTRATIVE	.72	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Spokane, WA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,315,523 SQ. FT.				1,101,349 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					11.28	11.98	8.43	13.33
RETAIL AREA	8	10.80	13.23	6.93	16.05				
OTHER AREA	3	5.06	3.17						
TOTAL RENT	8	11.11	10.88	8.16	13.66				
MISCELLANEOUS	6	.17	.04	.01	.26				
TOTAL INCOME	8	11.26	10.92	8.27	13.66				
EXPENSE									
CLEANING	9	.83	.81	.71	.95	.92	1.00	.78	1.13
REPAIR-MAINT	9	.77	.79	.69	.90	.85	.93	.74	1.09
UTILITIES	9	1.43	1.38	1.13	1.57	1.52	1.49	1.13	1.76
RDS/GRNDS/SEC	9	.20	.15	.05	.29	.20	.15	.05	.29
ADMINISTRATIVE	9	.63	.45	.32	.62	.63	.45	.32	.62
TOTAL OPER EXP	9	3.86	3.69	2.91	4.29	4.29	4.29	3.38	4.80
FIXED EXPENSES	9	.86	.89	.75	.95	.86	.89	.75	.95
TOTAL OPER+FIX	9	4.72	4.51	3.69	5.21	5.15	5.06	4.04	5.78
LEASING EXP	9	.81	.73	.14	1.31				
TOTAL PAYROLL	9	.37	.25	.20	.45				
TOTAL CONTRACT	9	1.56	1.55	1.29	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3863	9
AVG SQFT/RETAIL TENANT	3920	9
AVG SQFT/OFFICE WORKER	267	9
AVG % OFFICE OCCUPANCY	89.4	9
AVG % RETAIL OCCUPANCY	96.2	9
AVG $ RATE YR-END RENT	14.08	9
RENTABLE/GROSS SQFT	.85	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.81	9
PAYROLL		
CONTRACT	.74	9
SUP/MAT/MISC	.06	7
TRASH REMOVAL	.02	8
REPR/MAINT TOTAL	.79	9
PAYROLL	.25	9
ELEVATOR	.22	9
HVAC	.10	9
ELECTRICAL	.03	9
STRUCT/ROOF	.01	9
PLUMBING	.01	9
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.07	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.38	9
ELECTRICAL	1.22	9
GAS	.17	7
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	9
RDS/GNDS/SEC TOTAL	.15	9
RDS/GNDS TOTAL	.04	9
RDS/GNDS PAYRL	.14	1
RDS/GNDS CONTR	.04	8
RDS/GNDS OTHER	.00	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.07	9
SEC PAYROLL		
SEC CONTRACTS	.12	7
SEC OTHER	.00	4
ADMIN TOTAL	.45	9
PAYROLL	.22	2
MGMT FEES	.39	8
LEGAL FEES	.01	3
AUDIT FEES	.09	2
GEN OFC EXP	.02	9
OTHER ADM EXP	.02	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.89	9
REAL ESTATE TAX	.74	9
BUILDING INS	.13	9
PERS PROP TAX	.00	2
OTHER TAX	.02	8
LEASING EXPENSES	.73	9
ADV/PROMOTION	.02	5
COMM/FEES	.11	8
TENANT ALTS	.60	8
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.25	9
CLEANING		
REPAIR/MAINT	.25	9
RDS/GROUNDS	.14	1
SECURITY		
ADMINISTRATIVE	.22	2
TOTAL CONTRACTS	1.55	9
CLEANING	.74	9
REPAIR/MAINT	.48	7
RDS/GROUNDS	.04	8
SECURITY	.12	7
ADMINISTRATIVE	.48	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	708,259 SQ. FT.				563,235 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					11.15	12.44		
RETAIL AREA	3	9.77	6.93						
OTHER AREA	3	5.06	3.17						
TOTAL RENT	3	10.65	10.88						
MISCELLANEOUS	3	.06	.04						
TOTAL INCOME	3	10.71	10.92						
EXPENSE									
CLEANING	4	.93	.95	.83	1.05	1.09	1.11	1.00	1.20
REPAIR-MAINT	4	.88	.84	.79	.95	1.03	.99	.93	1.09
UTILITIES	4	1.56	1.57	1.40	1.76	1.75	1.76	1.57	1.99
RDS/GRNDS/SEC	4	.24	.24	.15	.32	.24	.24	.15	.32
ADMINISTRATIVE	4	.42	.45	.31	.58	.42	.45	.31	.58
TOTAL OPER EXP	4	4.03	4.03	3.69	4.46	4.70	4.80	4.34	5.17
FIXED EXPENSES	4	.89	.95	.82	.98	.89	.95	.82	.98
TOTAL OPER+FIX	4	4.92	5.01	4.51	5.44	5.59	5.78	5.16	6.15
LEASING EXP	4	1.04	1.23	.34	1.83				
TOTAL PAYROLL	4	.36	.32	.24	.45				
TOTAL CONTRACT	4	1.62	1.67	1.39	1.88				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3106	4
AVG SQFT/RETAIL TENANT	3101	4
AVG SQFT/OFFICE WORKER	233	4
AVG % OFFICE OCCUPANCY	89.3	4
AVG % RETAIL OCCUPANCY	93.3	4
AVG $ RATE YR-END RENT	15.06	4
RENTABLE/GROSS SQFT	.80	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.95	4
PAYROLL		
CONTRACT	.93	4
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	.84	4
PAYROLL	.25	4
ELEVATOR	.25	4
HVAC	.11	4
ELECTRICAL	.02	4
STRUCT/ROOF	.02	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.09	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.57	4
ELECTRICAL	1.36	4
GAS	.21	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	.24	4
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL	.14	1
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER	.00	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.20	4
SEC PAYROLL		
SEC CONTRACTS	.20	4
SEC OTHER	.01	2
ADMIN TOTAL	.45	4
PAYROLL	.17	1
MGMT FEES	.44	3
LEGAL FEES	.01	2
AUDIT FEES		
GEN OFC EXP	.03	4
OTHER ADM EXP	.04	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.95	4
REAL ESTATE TAX	.80	4
BUILDING INS	.14	4
PERS PROP TAX	.00	1
OTHER TAX	.01	4
LEASING EXPENSES	1.23	4
ADV/PROMOTION	.02	3
COMM/FEES	.32	3
TENANT ALTS	1.45	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.32	4
CLEANING		
REPAIR/MAINT	.25	4
RDS/GROUNDS	.14	1
SECURITY		
ADMINISTRATIVE	.17	1
TOTAL CONTRACTS	1.67	4
CLEANING	.93	4
REPAIR/MAINT	.85	3
RDS/GROUNDS	.02	3
SECURITY	.20	4
ADMINISTRATIVE	.41	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

St. Louis, MO

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	11 BLDS	4,892,125 SQ. FT.				4,820,383 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					10.83	10.91	8.47	12.38
RETAIL AREA	6	6.98	7.70	1.93	14.59				
OTHER AREA	2	22.92	32.80						
TOTAL RENT	9	11.00	10.77	8.35	12.36				
MISCELLANEOUS	8	.22	.09	.02	.49				
TOTAL INCOME	9	11.19	10.96	8.75	12.92				
EXPENSE									
CLEANING	11	.91	.81	.72	.98	.84	.82	.64	.98
REPAIR-MAINT	11	1.37	1.07	.71	1.50	1.27	1.09	.73	1.51
UTILITIES	11	2.04	1.94	1.61	2.76	1.87	1.86	1.61	2.76
RDS/GRNDS/SEC	11	.34	.20	.13	.34	.34	.20	.13	.34
ADMINISTRATIVE	11	.54	.65	.49	.93	.54	.65	.49	.93
TOTAL OPER EXP	11	5.19	5.50	3.97	5.90	4.88	5.53	4.05	5.92
FIXED EXPENSES	10	.88	1.10	.53	1.26	.88	1.10	.53	1.26
TOTAL OPER + FIX	11	5.84	5.76	4.98	6.91	5.56	5.88	4.63	6.91
LEASING EXP	10	1.23	.38	.19	1.43				
TOTAL PAYROLL	11	.52	.53	.44	.67				
TOTAL CONTRACT	11	2.04	1.51	1.17	2.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14923	10
AVG SQFT/RETAIL TENANT	2341	9
AVG SQFT/OFFICE WORKER	260	9
AVG % OFFICE OCCUPANCY	90.1	10
AVG % RETAIL OCCUPANCY	96.2	9
AVG $ RATE YR-END RENT	15.41	10
RENTABLE/GROSS SQFT	.85	10

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.81	11	**UTILITIES TOTAL**	1.94	11	SECURITY TOTAL	.19	11	**FIXED EXP TOTAL**	1.10	10	**TOTAL PAYROLL**	.53	11
PAYROLL	.11	3	ELECTRICAL	1.80	10	SEC PAYROLL	.12	1	REAL ESTATE TAX	.66	10	CLEANING	.11	3
CONTRACT	.62	11	GAS	.15	5	SEC CONTRACTS	.19	11	BUILDING INS	.28	10	REPAIR/MAINT	.29	10
SUP/MAT/MISC	.06	11	FUEL OIL	.00	1	SEC OTHER	.01	1	PERS PROP TAX	.00	4	RDS/GROUNDS		
TRASH REMOVAL	.07	11	PURCH STEAM	.15	5	**ADMIN TOTAL**	.65	11	OTHER TAX			SECURITY	.12	1
REPR/MAINT TOTAL	1.07	11	PURCH CH WTR			PAYROLL	.21	10	**LEASING EXPENSES**	.38	10	ADMINISTRATIVE	.21	10
PAYROLL	.29	10	COAL			MGMT FEES	.33	10	ADV/PROMOTION	.02	8	**TOTAL CONTRACTS**	1.51	11
ELEVATOR	.26	11	WATER/SEWER	.04	10	LEGAL FEES	.02	8	COMM/FEES	.17	10	CLEANING	.62	11
HVAC	.16	11	**RDS/GNDS/SEC TOTAL**	.20	11	AUDIT FEES	.01	5	TENANT ALTS	.13	9	REPAIR/MAINT	.53	10
ELECTRICAL	.03	9	RDS/GNDS TOTAL	.02	6	GEN OFC EXP	.06	10	BUY-OUTS			RDS/GROUNDS	.02	5
STRUCT/ROOF	.01	7	RDS/GNDS PAYRL			OTHER ADM EXP	.03	9				SECURITY	.19	11
PLUMBING	.02	9	RDS/GNDS CONTR	.02	5							ADMINISTRATIVE	.33	10
FIRE/LIFE SFTY	.01	6	RDS/GNDS OTHER	.01	3									
OTHER MAINT/SUP	.15	11												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	941,809 SQ. FT.				931,831 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.46	10.77		
RETAIL AREA	1	8.87	8.87						
OTHER AREA	1	2.05	2.05						
TOTAL RENT	3	9.43	10.77						
MISCELLANEOUS	3	.38	.19						
TOTAL INCOME	3	9.81	10.96						
EXPENSE									
CLEANING	4	.85	.79	.74	.92	.85	.79	.74	.93
REPAIR-MAINT	4	1.33	1.17	.77	2.15	1.34	1.17	.77	2.15
UTILITIES	4	2.20	2.37	1.62	2.77	2.20	2.37	1.63	2.77
RDS/GRNDS/SEC	4	.21	.20	.11	.27	.21	.20	.11	.27
ADMINISTRATIVE	4	.79	.80	.61	1.05	.79	.80	.61	1.05
TOTAL OPER EXP	4	5.38	5.90	4.49	6.53	5.41	5.90	4.52	6.54
FIXED EXPENSES	4	1.15	1.19	.78	1.71	1.15	1.19	.78	1.71
TOTAL OPER + FIX	4	6.53	7.08	5.36	8.16	6.56	7.09	5.39	8.16
LEASING EXP	4	.62	.65	.36	.87				
TOTAL PAYROLL	4	.74	.67	.55	.86				
TOTAL CONTRACT	4	1.89	1.92	1.23	2.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5083	4
AVG SQFT/RETAIL TENANT	1255	2
AVG SQFT/OFFICE WORKER	306	3
AVG % OFFICE OCCUPANCY	91.1	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	15.56	4
RENTABLE/GROSS SQFT	.89	4

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.79	4	**UTILITIES TOTAL**	2.37	4	SECURITY TOTAL	.19	4	**FIXED EXP TOTAL**	1.19	4	**TOTAL PAYROLL**	.67	4
PAYROLL	.39	2	ELECTRICAL	1.96	4	SEC PAYROLL			REAL ESTATE TAX	.93	4	CLEANING	.39	2
CONTRACT	.80	4	GAS	.15	2	SEC CONTRACTS	.19	4	BUILDING INS	.26	4	REPAIR/MAINT	.34	4
SUP/MAT/MISC	.07	4	FUEL OIL			SEC OTHER			PERS PROP TAX	.00	3	RDS/GROUNDS		
TRASH REMOVAL	.03	4	PURCH STEAM	.42	2	**ADMIN TOTAL**	.80	4	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.17	4	PURCH CH WTR			PAYROLL	.27	3	**LEASING EXPENSES**	.65	4	ADMINISTRATIVE	.27	3
PAYROLL	.34	4	COAL			MGMT FEES	.31	4	ADV/PROMOTION	.01	4	**TOTAL CONTRACTS**	1.92	4
ELEVATOR	.21	4	WATER/SEWER	.10	3	LEGAL FEES	.06	4	COMM/FEES	.32	4	CLEANING	.60	4
HVAC	.14	4	**RDS/GNDS/SEC TOTAL**	.20	4	AUDIT FEES	.02	2	TENANT ALTS	.13	3	REPAIR/MAINT	.55	4
ELECTRICAL	.02	3	RDS/GNDS TOTAL	.01	2	GEN OFC EXP	.04	4	BUY-OUTS			RDS/GROUNDS	.01	1
STRUCT/ROOF	.02	1	RDS/GNDS PAYRL			OTHER ADM EXP	.06	3				SECURITY	.19	4
PLUMBING	.02	3	RDS/GNDS CONTR	.01	1							ADMINISTRATIVE	.41	4
FIRE/LIFE SFTY	.02	1	RDS/GNDS OTHER	.00	2									
OTHER MAINT/SUP	.19	4												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

St. Louis, MO

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,185,125 SQ. FT.				1,170,246 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					11.35	10.91		
RETAIL AREA	2	7.82	6.76						
OTHER AREA									
TOTAL RENT	3	11.76	12.02						
MISCELLANEOUS	2	.47	.56						
TOTAL INCOME	3	12.04	12.02						
EXPENSE									
CLEANING	3	.71	.62			.53	.61		
REPAIR-MAINT	3	1.03	.75			.77	.73		
UTILITIES	3	2.31	1.94			1.66	1.74		
RDS/GRNDS/SEC	3	.15	.13			.15	.13		
ADMINISTRATIVE	3	.65	.65			.65	.65		
TOTAL OPER EXP	3	4.86	4.33			3.77	4.05		
FIXED EXPENSES	3	.89	.78			.89	.78		
TOTAL OPER+FIX	3	5.75	5.57			4.65	4.63		
LEASING EXP	3	3.01	1.89						
TOTAL PAYROLL	3	.44	.47						
TOTAL CONTRACT	3	1.13	1.17						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15669	3
AVG SQFT/RETAIL TENANT	2480	3
AVG SQFT/OFFICE WORKER	203	3
AVG % OFFICE OCCUPANCY	84.5	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ PATE YR-END RENT	14.96	3
RENTABLE/GROSS SQFT	.90	3

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.62	3	**UTILITIES TOTAL**	1.94	3	SECURITY TOTAL	.11	3	**FIXED EXP TOTAL**	.78	3	**TOTAL PAYROLL**	.47	3
PAYROLL	.05	1	ELECTRICAL	2.28	2	SEC PAYROLL			REAL ESTATE TAX	.58	3	CLEANING	.05	1
CONTRACT	.50	3	GAS	.93	2	SEC CONTRACTS	.11	3	BUILDING INS	.20	3	REPAIR/MAINT	.23	3
SUP/MAT/MISC	.04	3	FUEL OIL			SEC OTHER	.01	1	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	3	PURCH STEAM	.02	1	**ADMIN TOTAL**	.65	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	.75	3	PURCH CH WTR			PAYROLL	.17	3	**LEASING EXPENSES**	1.89	3	ADMINISTRATIVE	.17	3
PAYROLL	.23	3	COAL			MGMT FEES	.34	3	ADV/PROMOTION	.03	2	**TOTAL CONTRACTS**	1.17	3
ELEVATOR	.22	3	WATER/SEWER	.06	3	LEGAL FEES	.01	2	COMM/FEES	.34	3	CLEANING	.50	3
HVAC	.13	3	**RDS/GNDS/SEC TOTAL**	.13	3	AUDIT FEES	.01	1	TENANT ALTS	1.53	3	REPAIR/MAINT	.22	3
ELECTRICAL	.03	3				GEN OFC EXP	.06	3	BUY-OUTS			RDS/GROUNDS	.02	1
STRUCT/ROOF	.01	3	RDS/GNDS TOTAL	.02	1	OTHER ADM EXP	.07	2				SECURITY	.11	3
PLUMBING	.02	3	RDS/GNDS PAYRL									ADMINISTRATIVE	.33	3
FIRE/LIFE SFTY	.01	3	RDS/GNDS CONTR	.02	1									
OTHER MAINT/SUP	.18	3	RDS/GNDS OTHER											

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,682,399 SQ. FT.				2,656,684 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					11.10	10.75		
RETAIL AREA	2	6.65	9.76						
OTHER AREA	1	63.54	63.54						
TOTAL RENT	2	11.25	10.92						
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	2	11.27	10.94						
EXPENSE									
CLEANING	3	1.02	.98			1.02	.98		
REPAIR-MAINT	3	1.55	1.45			1.56	1.45		
UTILITIES	3	1.88	1.85			1.89	1.85		
RDS/GRNDS/SEC	3	.47	.43			.47	.43		
ADMINISTRATIVE	3	.38	.40			.38	.40		
TOTAL OPER EXP	3	5.30	5.50			5.34	5.53		
FIXED EXPENSES	2	.69	.72			.69	.71		
TOTAL OPER+FIX	3	5.67	5.76			5.86	5.83		
LEASING EXP	2	.20	.20						
TOTAL PAYROLL	3	.48	.53						
TOTAL CONTRACT	3	2.52	2.70						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	186841	2
AVG SQFT/RETAIL TENANT	1766	3
AVG SQFT/OFFICE WORKER	287	2
AVG % OFFICE OCCUPANCY	93.0	2
AVG % RETAIL OCCUPANCY	93.7	3
AVG $ RATE YR-END RENT	16.75	2
RENTABLE/GROSS SQFT	.82	3

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.98	3	**UTILITIES TOTAL**	1.85	3	SECURITY TOTAL	.40	3	**FIXED EXP TOTAL**	.72	2	**TOTAL PAYROLL**	.53	3
PAYROLL			ELECTRICAL	1.65	3	SEC PAYROLL	.12	1	REAL ESTATE TAX	.38	2	CLEANING		
CONTRACT	.70	3	GAS	.15	1	SEC CONTRACTS	.29	3	BUILDING INS	.35	2	REPAIR/MAINT	.37	2
SUP/MAT/MISC	.13	3	FUEL OIL	.00	1	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.07	3	PURCH STEAM	.08	2	**ADMIN TOTAL**	.40	3	OTHER TAX			SECURITY	.12	1
REPR/MAINT TOTAL	1.46	3	PURCH CH WTR			PAYROLL	.13	3	**LEASING EXPENSES**	.20	2	ADMINISTRATIVE	.13	3
PAYROLL	.37	2	COAL			MGMT FEES	.16	2	ADV/PROMOTION	.01	1	**TOTAL CONTRACTS**	2.70	3
ELEVATOR	.37	3	WATER/SEWER	.03	3	LEGAL FEES	.01	1	COMM/FEES	.06	2	CLEANING	.70	3
HVAC	.28	3	**RDS/GNDS/SEC TOTAL**	.43	3	AUDIT FEES	.01	2	TENANT ALTS	.14	2	REPAIR/MAINT	.68	3
ELECTRICAL	.12	2				GEN OFC EXP	.06	2	BUY-OUTS			RDS/GROUNDS	.04	3
STRUCT/ROOF	.07	2	RDS/GNDS TOTAL	.04	3	OTHER ADM EXP	.00	3				SECURITY	.29	3
PLUMBING	.02	2	RDS/GNDS PAYRL									ADMINISTRATIVE	.18	2
FIRE/LIFE SFTY	.01	1	RDS/GNDS CONTR	.04	3									
OTHER MAINT/SUP	.13	3	RDS/GNDS OTHER	.01	1									

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

St. Louis, MO

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	43 BLDS	3,483,233 SQ. FT.				3,407,565 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	43					12.81	12.11	10.59	14.25
RETAIL AREA	2	10.45	8.54						
OTHER AREA	3	7.12	5.68						
TOTAL RENT	43	13.17	12.50	10.59	14.41				
MISCELLANEOUS	40	.25	.03	.01	.47				
TOTAL INCOME	43	13.42	12.85	10.97	14.77				
EXPENSE									
CLEANING	43	.76	.69	.63	.83	.78	.69	.64	.83
REPAIR-MAINT	43	.72	.56	.48	.73	.74	.56	.48	.73
UTILITIES	43	1.96	1.81	1.51	2.24	2.00	1.81	1.51	2.24
RDS/GRNDS/SEC	43	.41	.29	.19	.42	.41	.29	.19	.42
ADMINISTRATIVE	43	.70	.59	.47	.77	.70	.59	.47	.77
TOTAL OPER EXP	43	4.55	4.04	3.69	4.71	4.64	4.04	3.69	4.80
FIXED EXPENSES	43	1.71	1.53	1.41	1.83	1.71	1.53	1.41	1.83
TOTAL OPER+FIX	43	6.27	5.69	5.14	6.39	6.36	5.69	5.14	6.40
LEASING EXP	40	.67	.45	.09	1.12				
TOTAL PAYROLL	38	.33	.30	.19	.43				
TOTAL CONTRACT	43	1.74	1.56	1.25	1.83				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5274	40
AVG SQFT/RETAIL TENANT	4971	2
AVG SQFT/OFFICE WORKER	260	29
AVG % OFFICE OCCUPANCY	90.2	42
AVG % RETAIL OCCUPANCY	99.1	2
AVG $ RATE YR-END RENT	14.96	43
RENTABLE/GROSS SQFT	.91	33

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.70	41
PAYROLL	.12	8
CONTRACT	.60	41
SUP/MAT/MISC	.05	37
TRASH REMOVAL	.05	39
REPR/MAINT TOTAL	.57	41
PAYROLL	.23	35
ELEVATOR	.06	28
HVAC	.12	41
ELECTRICAL	.04	38
STRUCT/ROOF	.02	28
PLUMBING	.00	35
FIRE/LIFE SFTY	.01	29
OTHER MAINT/SUP	.15	41

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.82	41
ELECTRICAL	1.69	41
GAS	.24	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	41
RDS/GNDS/SEC TOTAL	.30	41
RDS/GNDS TOTAL	.27	41
RDS/GNDS PAYRL	.17	8
RDS/GNDS CONTR	.17	39
RDS/GNDS OTHER	.04	28

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.06	22
SEC PAYROLL		
SEC CONTRACTS	.06	21
SEC OTHER	.00	4
ADMIN TOTAL	.59	41
PAYROLL	.14	7
MGMT FEES	.52	41
LEGAL FEES	.01	16
AUDIT FEES	.03	8
GEN OFC EXP	.06	21
OTHER ADM EXP	.05	24

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.55	41
REAL ESTATE TAX	1.38	41
BUILDING INS	.20	40
PERS PROP TAX		
OTHER TAX	.03	7
LEASING EXPENSES	.53	38
ADV/PROMOTION	.03	28
COMM/FEES	.11	29
TENANT ALTS	.44	34
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.31	38
CLEANING	.12	8
REPAIR/MAINT	.23	35
RDS/GROUNDS	.18	7
SECURITY		
ADMINISTRATIVE	.14	7
TOTAL CONTRACTS	1.60	41
CLEANING	.60	41
REPAIR/MAINT	.24	35
RDS/GROUNDS	.15	41
SECURITY	.06	22
ADMINISTRATIVE	.49	40

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	295,804 SQ. FT.				295,804 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					12.31	11.96	11.45	13.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	10	12.91	12.63	11.45	14.58				
MISCELLANEOUS	7	.13	.02	.02	.03				
TOTAL INCOME	10	13.02	13.04	11.45	14.82				
EXPENSE									
CLEANING	10	.71	.70	.62	.83	.71	.70	.62	.83
REPAIR-MAINT	10	.52	.50	.45	.66	.52	.50	.45	.66
UTILITIES	10	2.09	1.95	1.61	2.46	2.09	1.95	1.61	2.46
RDS/GRNDS/SEC	10	.38	.35	.24	.48	.38	.35	.24	.48
ADMINISTRATIVE	10	.59	.59	.48	.76	.59	.59	.48	.76
TOTAL OPER EXP	10	4.29	4.30	3.81	4.86	4.29	4.30	3.81	4.86
FIXED EXPENSES	10	1.96	1.44	1.34	2.26	1.96	1.44	1.34	2.26
TOTAL OPER+FIX	10	6.24	6.03	5.28	6.97	6.24	6.03	5.28	6.97
LEASING EXP	8	.45	.54	.19	.96				
TOTAL PAYROLL	7	.32	.33	.26	.39				
TOTAL CONTRACT	10	1.59	1.62	1.29	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2211	9
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	261	6
AVG % OFFICE OCCUPANCY	94.8	10
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	14.04	10
RENTABLE/GROSS SQFT	.94	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.70	10
PAYROLL	.14	2
CONTRACT	.61	10
SUP/MAT/MISC	.07	8
TRASH REMOVAL	.05	9
REPR/MAINT TOTAL	.50	10
PAYROLL	.26	7
ELEVATOR	.06	5
HVAC	.10	10
ELECTRICAL	.04	9
STRUCT/ROOF	.02	8
PLUMBING	.01	6
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.09	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.95	10
ELECTRICAL	1.90	10
GAS	.21	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	10
RDS/GNDS/SEC TOTAL	.35	10
RDS/GNDS TOTAL	.35	10
RDS/GNDS PAYRL	.12	2
RDS/GNDS CONTR	.25	10
RDS/GNDS OTHER	.04	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	4
SEC PAYROLL		
SEC CONTRACTS	.05	4
SEC OTHER		
ADMIN TOTAL	.59	10
PAYROLL		
MGMT FEES	.57	10
LEGAL FEES	.00	2
AUDIT FEES	.05	2
GEN OFC EXP	.02	2
OTHER ADM EXP	.06	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.44	10
REAL ESTATE TAX	1.35	10
BUILDING INS	.16	10
PERS PROP TAX		
OTHER TAX	.07	2
LEASING EXPENSES	.54	8
ADV/PROMOTION	.08	3
COMM/FEES	.37	5
TENANT ALTS	.33	7
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.33	7
CLEANING	.14	2
REPAIR/MAINT	.26	7
RDS/GROUNDS	.12	2
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.62	10
CLEANING	.61	10
REPAIR/MAINT	.13	8
RDS/GROUNDS	.25	10
SECURITY	.05	4
ADMINISTRATIVE	.57	10

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

St. Louis, MO

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	1,108,472 SQ. FT.				1,107,869 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					12.56	12.39	10.53	14.49
RETAIL AREA									
OTHER AREA									
TOTAL RENT	15	12.56	12.39	10.53	14.49				
MISCELLANEOUS	15	.61	.33	.02	1.22				
TOTAL INCOME	15	13.18	13.46	10.68	15.28				
EXPENSE									
CLEANING	15	.71	.68	.63	.80	.71	.68	.63	.80
REPAIR-MAINT	15	.63	.56	.49	.79	.63	.56	.49	.79
UTILITIES	15	1.73	1.69	1.42	1.83	1.73	1.69	1.42	1.83
RDS/GRNDS/SEC	15	.22	.24	.16	.28	.22	.24	.16	.28
ADMINISTRATIVE	15	.69	.64	.54	.75	.69	.64	.54	.75
TOTAL OPER EXP	15	3.97	3.77	3.51	4.29	3.97	3.77	3.53	4.29
FIXED EXPENSES	15	1.66	1.59	1.41	1.96	1.66	1.59	1.41	1.96
TOTAL OPER + FIX	15	5.63	5.26	5.03	6.15	5.63	5.26	5.03	6.15
LEASING EXP	15	.55	.19	.07	1.27				
TOTAL PAYROLL	13	.25	.19	.12	.34				
TOTAL CONTRACT	15	1.48	1.56	1.12	1.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6688	13
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	204	9
AVG % OFFICE OCCUPANCY	89.9	14
AVG % RETAIL OCCUPANCY	0	0
AVG $ RATE YR-END RENT	14.79	15
RENTABLE/GROSS SQFT	.93	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.69	13
PAYROLL	.12	1
CONTRACT	.61	13
SUP/MAT/MISC	.06	11
TRASH REMOVAL	.04	13
REPR/MAINT TOTAL	.66	13
PAYROLL	.14	11
ELEVATOR	.06	13
HVAC	.14	13
ELECTRICAL	.03	12
STRUCT/ROOF	.02	9
PLUMBING	.00	11
FIRE/LIFE SFTY	.01	13
OTHER MAINT/SUP	.21	13

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.69	13
ELECTRICAL	1.60	13
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	13
RDS/GNDS/SEC TOTAL	.24	13
RDS/GNDS TOTAL	.24	13
RDS/GNDS PAYRL	.13	2
RDS/GNDS CONTR	.15	12
RDS/GNDS OTHER	.09	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.02	5
SEC PAYROLL		
SEC CONTRACTS	.02	5
SEC OTHER	.00	1
ADMIN TOTAL	.60	13
PAYROLL	.13	2
MGMT FEES	.54	13
LEGAL FEES	.02	6
AUDIT FEES	.03	2
GEN OFC EXP	.06	8
OTHER ADM EXP	.05	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.65	13
REAL ESTATE TAX	1.43	13
BUILDING INS	.28	13
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	.25	13
ADV/PROMOTION	.02	11
COMM/FEES	.11	9
TENANT ALTS	.58	10
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.18	11
CLEANING	.12	1
REPAIR/MAINT	.14	11
RDS/GROUNDS	.18	1
SECURITY		
ADMINISTRATIVE	.13	2
TOTAL CONTRACTS	1.57	13
CLEANING	.61	13
REPAIR/MAINT	.24	11
RDS/GROUNDS	.14	13
SECURITY	.02	5
ADMINISTRATIVE	.54	13

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,483,912 SQ. FT.				1,416,247 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					13.11	13.14	10.37	14.38
RETAIL AREA	2	10.45	8.54						
OTHER AREA	2	7.34	5.95						
TOTAL RENT	8	13.80	13.23	10.30	14.85				
MISCELLANEOUS	8	.02	.01	.00	.05				
TOTAL INCOME	8	13.83	13.24	[illegible]	14.86				
EXPENSE									
CLEANING	8	.80	.78	.63	.90	.83	.80	.63	1.04
REPAIR-MAINT	8	.77	.59	.52	.95	.81	.64	.53	.95
UTILITIES	8	1.98	1.92	1.53	2.13	2.05	1.92	1.54	2.14
RDS/GRNDS/SEC	8	.51	.40	.30	.75	.51	.40	.30	.75
ADMINISTRATIVE	8	.66	.49	.46	.98	.66	.49	.46	.98
TOTAL OPER EXP	8	4.72	4.15	3.98	5.10	3.91	4.15	3.98	5.31
FIXED EXPENSES	8	1.79	1.64	1.45	1.96	1.79	1.64	1.45	1.96
TOTAL OPER + FIX	8	6.50	5.98	5.33	7.04	5.07	6.11	5.35	7.12
LEASING EXP	7	1.04	.90	.75	1.46				
TOTAL PAYROLL	8	.37	.39	.34	.52				
TOTAL CONTRACT	8	1.07	1.68	1.21	2.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5322	8
AVG SQFT/RETAIL TENANT	4971	2
AVG SQFT/OFFICE WORKER	291	6
AVG % OFFICE OCCUPANCY	90.6	8
AVG % RETAIL OCCUPANCY	99.1	2
AVG $ RATE YR-END RENT	16.43	8
RENTABLE/GROSS SQFT	.88	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	8
PAYROLL	.10	3
CONTRACT	.63	8
SUP/MAT/MISC	.05	8
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	.59	8
PAYROLL	.24	7
ELEVATOR	.13	7
HVAC	.10	8
ELECTRICAL	.04	7
STRUCT/ROOF	.01	5
PLUMBING	.00	8
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.12	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.92	8
ELECTRICAL	1.71	8
GAS	.28	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	8
RDS/GNDS/SEC TOTAL	.40	8
RDS/GNDS TOTAL	.27	8
RDS/GNDS PAYRL	.18	2
RDS/GNDS CONTR	.07	7
RDS/GNDS OTHER	.07	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.20	8
SEC PAYROLL		
SEC CONTRACTS	.12	7
SEC OTHER	.00	3
ADMIN TOTAL	.49	8
PAYROLL	.17	4
MGMT FEES	.46	8
LEGAL FEES	.00	3
AUDIT FEES	.01	2
GEN OFC EXP	.07	6
OTHER ADM EXP	.05	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.64	8
REAL ESTATE TAX	1.43	8
BUILDING INS	.20	7
PERS PROP TAX		
OTHER TAX	.01	1
LEASING EXPENSES	.90	7
ADV/PROMOTION	.03	6
COMM/FEES	.13	7
TENANT ALTS	.81	7
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.39	8
CLEANING	.10	3
REPAIR/MAINT	.24	7
RDS/GROUNDS	.18	2
SECURITY		
ADMINISTRATIVE	.17	4
TOTAL CONTRACTS	1.68	8
CLEANING	.65	8
REPAIR/MAINT	.45	6
RDS/GROUNDS	.07	8
SECURITY	.20	8
ADMINISTRATIVE	.46	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

St. Paul, MN

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	17 BLDS	3,209,605 SQ. FT.				3,024,039 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					12.01	11.90	8.97	14.07
RETAIL AREA	10	14.87	14.14	5.37	29.60				
OTHER AREA	4	7.71	7.10						
TOTAL RENT	16	12.16	11.70	10.36	14.05				
MISCELLANEOUS	13	.24	.07	.04	.28				
TOTAL INCOME	17	12.15	11.82	10.10	14.23				
EXPENSE									
CLEANING	16	.95	.93	.73	1.09	.98	.93	.74	1.18
REPAIR-MAINT	17	1.17	1.05	.55	1.45	1.20	1.09	.55	1.48
UTILITIES	17	1.34	1.36	.91	1.58	1.37	1.36	1.00	1.58
RDS/GRNDS/SEC	17	.20	.11	.06	.25	.20	.11	.06	.25
ADMINISTRATIVE	17	1.04	.87	.58	1.06	1.04	.87	.58	1.06
TOTAL OPER EXP	16	4.77	4.39	3.93	5.30	4.84	4.55	4.01	5.57
FIXED EXPENSES	17	2.41	2.34	1.19	3.86	2.41	2.34	1.19	3.86
TOTAL OPER + FIX	16	7.22	7.16	6.27	8.25	7.25	7.57	6.41	8.27
LEASING EXP	15	.63	.53	.08	.74				
TOTAL PAYROLL	14	1.02	.76	.40	1.74				
TOTAL CONTRACT	17	1.41	1.46	1.03	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7555	16
AVG SQFT/RETAIL TENANT	1689	11
AVG SQFT/OFFICE WORKER	203	14
AVG % OFFICE OCCUPANCY	93.1	17
AVG % RETAIL OCCUPANCY	82.7	11
AVG $ RATE YR-END RENT	13.13	17
RENTABLE/GROSS SQFT	.81	16

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.94	13
PAYROLL	.08	8
CONTRACT	.76	13
SUP/MAT/MISC	.03	11
TRASH REMOVAL	.04	12
REPR/MAINT TOTAL	1.09	14
PAYROLL	.43	11
ELEVATOR	.18	14
HVAC	.13	13
ELECTRICAL	.03	14
STRUCT/ROOF	.19	4
PLUMBING	.01	12
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.14	14

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.36	13
ELECTRICAL	1.02	13
GAS	.05	8
FUEL OIL	.02	4
PURCH STEAM	.29	11
PURCH CH WTR	.38	3
COAL		
WATER/SEWER	.05	13
RDS/GNDS/SEC TOTAL	.13	14
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.02	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.11	13
SEC PAYROLL	.13	1
SEC CONTRACTS	.14	12
SEC OTHER	.05	3
ADMIN TOTAL	.83	14
PAYROLL	.27	6
MGMT FEES	.49	13
LEGAL FEES	.01	9
AUDIT FEES	.03	4
GEN OFC EXP	.08	12
OTHER ADM EXP	.02	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.34	11
REAL ESTATE TAX	2.08	11
BUILDING INS	.26	11
PERS PROP TAX		
OTHER TAX	.06	3
LEASING EXPENSES	.55	12
ADV/PROMOTION	.01	11
COMM/FEES	.10	6
TENANT ALTS	.53	10
BUY-OUTS	.48	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.73	13
CLEANING	.08	8
REPAIR/MAINT	.43	11
RDS/GROUNDS		
SECURITY	.13	1
ADMINISTRATIVE	.27	6
TOTAL CONTRACTS	1.49	14
CLEANING	.76	13
REPAIR/MAINT	.18	6
RDS/GROUNDS	.03	2
SECURITY	.14	12
ADMINISTRATIVE	.54	12

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	248,499 SQ. FT.				248,499 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.72	10.87		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.73	10.87						
MISCELLANEOUS	2	.02	.02						
TOTAL INCOME	3	10.74	10.90						
EXPENSE									
CLEANING	2	.75	.73			.75	.73		
REPAIR-MAINT	3	.62	.70			.62	.70		
UTILITIES	3	1.10	1.48			1.10	1.48		
RDS/GRNDS/SEC	3	.07	.09			.07	.09		
ADMINISTRATIVE	3	.62	.78			.62	.78		
TOTAL OPER EXP	2	4.13	4.11			2.92	4.11		
FIXED EXPENSES	3	2.94	3.75			2.94	3.75		
TOTAL OPER + FIX	2	6.01	7.97			5.85	7.97		
LEASING EXP	3	.16	.08						
TOTAL PAYROLL	1	.51	.51						
TOTAL CONTRACT	3	.99	1.13						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5851	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	82.4	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	8.86	3
RENTABLE/GROSS SQFT	.96	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.57	1
PAYROLL		
CONTRACT	.49	1
SUP/MAT/MISC	.05	1
TRASH REMOVAL	.03	1
REPR/MAINT TOTAL	.70	1
PAYROLL	.33	1
ELEVATOR	.11	1
HVAC	.12	1
ELECTRICAL	.03	1
STRUCT/ROOF		
PLUMBING	.02	1
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.09	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.76	1
ELECTRICAL	1.10	1
GAS		
FUEL OIL		
PURCH STEAM	.62	1
PURCH CH WTR		
COAL		
WATER/SEWER	.04	1
RDS/GNDS/SEC TOTAL	.15	1
RDS/GNDS TOTAL	.08	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	1
RDS/GNDS OTHER	.02	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.07	1
SEC PAYROLL		
SEC CONTRACTS	.07	1
SEC OTHER		
ADMIN TOTAL	.78	1
PAYROLL	.17	1
MGMT FEES	.44	1
LEGAL FEES	.01	1
AUDIT FEES		
GEN OFC EXP	.12	1
OTHER ADM EXP	.03	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.75	1
REAL ESTATE TAX	3.35	1
BUILDING INS	.39	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.39	1
ADV/PROMOTION	.02	1
COMM/FEES	.36	1
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.51	1
CLEANING		
REPAIR/MAINT	.33	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	1
TOTAL CONTRACTS	1.18	1
CLEANING	.49	1
REPAIR/MAINT	.11	1
RDS/GROUNDS	.06	1
SECURITY	.07	1
ADMINISTRATIVE	.44	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

St. Paul, MN

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	835,115 SQ. FT.				774,171 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.36	9.99	5.21	13.50
RETAIL AREA	2	22.73	19.12						
OTHER AREA	1	9.64	9.64						
TOTAL RENT	4	10.08	11.48	6.86	13.32				
MISCELLANEOUS	4	.14	.11	.06	.21				
TOTAL INCOME	4	10.22	11.58	7.07	13.38				
EXPENSE									
CLEANING	4	1.10	1.00	.93	1.22	1.17	1.12	.93	1.39
REPAIR-MAINT	4	1.20	1.30	.96	1.46	1.28	1.31	.99	1.63
UTILITIES	4	1.31	1.29	1.12	1.51	1.40	1.33	1.28	1.51
RDS/GRNDS/SEC	4	.40	.30	.22	.55	.40	.30	.22	.55
ADMINISTRATIVE	4	.99	1.00	.74	1.35	.99	1.00	.74	1.35
TOTAL OPER EXP	4	5.00	5.09	4.76	5.30	5.37	5.32	5.02	5.79
FIXED EXPENSES	4	2.23	2.45	1.68	2.84	2.23	2.45	1.68	2.84
TOTAL OPER + FIX	4	7.23	7.32	6.44	8.15	7.59	7.73	7.17	8.17
LEASING EXP	3	1.65	1.67						
TOTAL PAYROLL	4	1.40	1.49	.94	1.74				
TOTAL CONTRACT	4	1.58	1.48	1.11	2.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5089	4
AVG SQFT/RETAIL TENANT	1806	2
AVG SQFT/OFFICE WORKER	194	4
AVG % OFFICE OCCUPANCY	91.4	4
AVG % RETAIL OCCUPANCY	76.3	2
AVG $ RATE YR-END RENT	15.78	4
RENTABLE/GROSS SQFT	.82	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.94	3
PAYROLL	.52	2
CONTRACT	.76	3
SUP/MAT/MISC	.13	2
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.14	3
PAYROLL	.43	3
ELEVATOR	.17	3
HVAC	.13	3
ELECTRICAL	.02	3
STRUCT/ROOF	.00	1
PLUMBING	.01	3
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.15	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.36	3
ELECTRICAL	1.02	3
GAS		
FUEL OIL		
PURCH STEAM	.43	2
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.27	3
RDS/GNDS TOTAL	.02	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.02	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.27	3
SEC PAYROLL	.13	1
SEC CONTRACTS	.29	3
SEC OTHER	.05	1
ADMIN TOTAL	.88	3
PAYROLL	.29	2
MGMT FEES	.65	2
LEGAL FEES	.25	2
AUDIT FEES	.03	1
GEN OFC EXP	.13	3
OTHER ADM EXP	.12	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.83	3
REAL ESTATE TAX	2.55	3
BUILDING INS	.27	3
PERS PROP TAX		
OTHER TAX	.01	1
LEASING EXPENSES	1.46	2
ADV/PROMOTION	.02	2
COMM/FEES	.30	2
TENANT ALTS	1.14	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.41	3
CLEANING	.52	2
REPAIR/MAINT	.43	3
RDS/GROUNDS		
SECURITY	.13	1
ADMINISTRATIVE	.29	2
TOTAL CONTRACTS	1.76	3
CLEANING	.76	3
REPAIR/MAINT	.38	3
RDS/GROUNDS		
SECURITY	.23	3
ADMINISTRATIVE	.66	2

*TOTAL BUILDING RENTABLE AREA-~~MEDIAN~~ DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,214,617 SQ. FT.				1,155,290 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					12.80	12.61		
RETAIL AREA	2	12.36	11.02						
OTHER AREA									
TOTAL RENT	2	13.04	12.86						
MISCELLANEOUS	1	.07	.07						
TOTAL INCOME	3	12.33	12.26						
EXPENSE									
CLEANING	3	.74	.75			.75	.76		
REPAIR-MAINT	3	1.17	1.15			1.19	1.15		
UTILITIES	3	1.78	1.51			1.78	1.51		
RDS/GRNDS/SEC	3	.16	.11			.16	.11		
ADMINISTRATIVE	3	1.53	1.01			1.53	1.01		
TOTAL OPER EXP	3	5.37	5.63			5.49	5.70		
FIXED EXPENSES	3	2.12	2.34			2.12	2.34		
TOTAL OPER + FIX	3	7.49	6.38			7.61	6.45		
LEASING EXP	2	.49	.40						
TOTAL PAYROLL	3	1.20	.73						
TOTAL CONTRACT	3	1.27	1.04						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17855	2
AVG SQFT/RETAIL TENANT	2433	3
AVG SQFT/OFFICE WORKER	195	3
AVG % OFFICE OCCUPANCY	95.1	3
AVG % RETAIL OCCUPANCY	82.0	3
AVG $ RATE YR-END RENT	12.67	3
RENTABLE/GROSS SQFT	.82	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.89	2
PAYROLL		
CONTRACT	.86	2
SUP/MAT/MISC	.01	1
TRASH REMOVAL	.06	1
REPR/MAINT TOTAL	1.15	3
PAYROLL	.50	1
ELEVATOR	.21	3
HVAC	.26	2
ELECTRICAL	.07	3
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.47	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.81	2
ELECTRICAL	1.55	2
GAS	.05	2
FUEL OIL	.00	1
PURCH STEAM	.24	1
PURCH CH WTR		
COAL		
WATER/SEWER	.09	2
RDS/GNDS/SEC TOTAL	.11	3
RDS/GNDS TOTAL	.04	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.04	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.10	3
SEC PAYROLL		
SEC CONTRACTS	.16	2
SEC OTHER	.04	2
ADMIN TOTAL	1.01	3
PAYROLL	.32	3
MGMT FEES	.55	3
LEGAL FEES	.00	2
AUDIT FEES	.02	2
GEN OFC EXP	.11	1
OTHER ADM EXP	.02	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.34	3
REAL ESTATE TAX	2.08	3
BUILDING INS	.17	3
PERS PROP TAX		
OTHER TAX	.21	1
LEASING EXPENSES	.40	2
ADV/PROMOTION	.02	1
COMM/FEES	.08	2
TENANT ALTS	.63	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.73	3
CLEANING		
REPAIR/MAINT	.50	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	3
TOTAL CONTRACTS	1.04	3
CLEANING	.86	2
REPAIR/MAINT	.20	1
RDS/GROUNDS		
SECURITY	.16	2
ADMINISTRATIVE	.63	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

St. Paul, MN

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	245,314 SQ. FT.				245,314 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.23	9.31		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	9.23	9.31						
MISCELLANEOUS	2	.04	.07						
TOTAL INCOME	4	9.25	9.31						
EXPENSE									
CLEANING	4	.51	.63			.51	.63		
REPAIR-MAINT	4	.63	.67			.63	.67		
UTILITIES	4	.75	.70			.75	.70		
RDS/GRNDS/SEC	4	.15	.22			.15	.22		
ADMINISTRATIVE	4	.80	.64			.80	.64		
TOTAL OPER EXP	4	2.83	2.99			2.83	2.99		
FIXED EXPENSES	4	2.07	2.36			2.07	2.36		
TOTAL OPER+FIX	4	4.89	6.15			4.89	6.15		
LEASING EXP	4	.46	.69						
TOTAL PAYROLL	4	.54	.34						
TOTAL CONTRACT	3	.81	1.17						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2634	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	333	3
AVG % OFFICE OCCUPANCY	88.1	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	14.10	4
RENTABLE/GROSS SQFT	.00	0

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.46	3
PAYROLL		
CONTRACT	.40	3
SUP/MAT/MISC	.05	3
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	.67	4
PAYROLL	.22	3
ELEVATOR	.05	3
HVAC	.11	4
ELECTRICAL	.02	4
STRUCT/ROOF	.01	2
PLUMBING	.01	4
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SUP	.28	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.15	3
ELECTRICAL	.81	3
GAS	.24	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.22	4
RDS/GNDS TOTAL	.08	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	3
RDS/GNDS OTHER	.08	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	2
SEC PAYROLL		
SEC CONTRACTS	.25	1
SEC OTHER	.14	1
ADMIN TOTAL	.64	4
PAYROLL	.41	2
MGMT FEES	.43	4
LEGAL FEES	.00	2
AUDIT FEES	.01	2
GEN OFC EXP	.36	1
OTHER ADM EXP	.10	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.36	4
REAL ESTATE TAX	2.21	4
BUILDING INS	.14	4
PERS PROP TAX	.70	1
OTHER TAX	.00	1
LEASING EXPENSES	.69	4
ADV/PROMOTION	.02	3
COMM/FEES	.66	4
TENANT AILTS	.06	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.42	3
CLEANING		
REPAIR/MAINT	.22	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	2
TOTAL CONTRACTS	1.17	3
CLEANING	.40	3
REPAIR/MAINT		
RDS/GROUNDS	.18	3
SECURITY	.25	1
ADMINISTRATIVE	.47	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Stamford, CT

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	900,959 SQ. FT.				900,959 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					26.24	26.67		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	26.24	26.67						
MISCELLANEOUS	2	.10	.08						
TOTAL INCOME	3	26.29	26.67						
EXPENSE									
CLEANING	2	.76	.81			.76	.81		
REPAIR-MAINT	2	.87	.91			.87	.91		
UTILITIES	2	1.45	1.49			1.45	1.49		
RDS/GRNDS/SEC	2	.79	.86			.79	.86		
ADMINISTRATIVE	2	.85	.89			.85	.89		
TOTAL OPER EXP	2	4.72	4.97			2.44	4.97		
FIXED EXPENSES	2	2.96	3.07			2.96	3.07		
TOTAL OPER+FIX	3	7.64	7.59			7.68	6.89		
LEASING EXP	2	.02	.02						
TOTAL PAYROLL	2	.63	.69						
TOTAL CONTRACT	3	1.08	1.73						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19534	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	313	3
AVG % OFFICE OCCUPANCY	88.9	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	30.67	3
RENTABLE/GROSS SQFT	.88	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.81	2
PAYROLL		
CONTRACT	.80	2
SUP/MAT/MISC	.09	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	.91	2
PAYROLL	.46	2
ELEVATOR	.14	2
HVAC	.17	2
ELECTRICAL	.03	2
STRUCT/ROOF	.01	2
PLUMBING	.01	2
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SU	.09	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.49	2
ELECTRICAL	1.23	2
GAS	.23	2
FUEL OIL	.00	2
PURCH STEAM		
PURCH CH WTR	.00	1
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL	.86	2
RDS/GNDS TOTAL	.09	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.09	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.77	2
SEC PAYROLL	.00	1
SEC CONTRACTS	.75	2
SEC OTHER	.03	2
ADMIN TOTAL	.89	2
PAYROLL	.23	2
MGMT FEES	.57	2
LEGAL FEES	.00	2
AUDIT FEES	.02	2
GEN OFC EXP	.05	2
OTHER ADM EXP	.02	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.07	2
REAL ESTATE TAX	2.66	2
BUILDING INS	.41	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.02	2
ADV/PROMOTION	.02	2
COMM/FEES		
TENANT AILTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.69	2
CLEANING		
REPAIR/MAINT	.46	2
RDS/GROUNDS		
SECURITY	.00	1
ADMINISTRATIVE	.23	2
TOTAL CONTRACTS	1.73	3
CLEANING	.80	2
REPAIR/MAINT	.12	2
RDS/GROUNDS	.09	2
SECURITY	.75	2
ADMINISTRATIVE	.60	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Syracuse, NY

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,284,635 SQ. FT.				1,253,597 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					15.19	13.95	9.05	17.59
RETAIL AREA	6	11.44	10.09	8.88	27.07				
OTHER AREA	1	3.73	3.73						
TOTAL RENT	7	15.06	13.28	9.00	17.46				
MISCELLANEOUS	3	.04	.29						
TOTAL INCOME	7	15.09	13.43	9.14	17.47				
EXPENSE									
CLEANING	7	1.72	.74	.61	2.12	1.75	.85	.61	2.15
REPAIR-MAINT	7	.81	.63	.34	1.16	.83	.70	.35	1.20
UTILITIES	7	1.85	1.65	1.23	2.38	1.86	1.74	1.23	2.41
RDS/GRNDS/SEC	6	.43	.17	.13	.57	.43	.17	.13	.57
ADMINISTRATIVE	7	.50	.50	.39	.75	.50	.50	.39	.75
TOTAL OPER EXP	7	5.29	3.60	2.83	6.87	5.38	3.97	2.85	7.00
FIXED EXPENSES	7	3.12	1.71	.98	4.26	3.12	1.71	.98	4.26
TOTAL OPER+FIX	7	8.41	5.31	3.81	11.13	8.50	5.68	3.84	11.26
LEASING EXP	6	.81	.30	.13	3.04				
TOTAL PAYROLL	7	2.19	.76	.24	2.91				
TOTAL CONTRACT	7	1.12	1.46	.38	1.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12596	7
AVG SQFT/RETAIL TENANT	1115	6
AVG SQFT/OFFICE WORKER	268	7
AVG % OFFICE OCCUPANCY	98.5	7
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	14.81	7
RENTABLE/GROSS SQFT	.90	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.74	7
PAYROLL	.74	4
CONTRACT	.54	6
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	.63	7
PAYROLL	.19	7
ELEVATOR	.25	6
HVAC	.06	5
ELECTRICAL	.02	2
STRUCT/ROOF	.00	2
PLUMBING	.03	2
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SUP	.09	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.65	7
ELECTRICAL	1.41	7
GAS	.32	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.17	6
RDS/GNDS TOTAL	.03	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	4
RDS/GNDS OTHER	.03	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.15	6
SEC PAYROLL	.15	5
SEC CONTRACTS	.42	1
SEC OTHER	.04	3
ADMIN TOTAL	.50	7
PAYROLL	.48	4
MGMT FEES	.40	5
LEGAL FEES	.02	4
AUDIT FEES	.09	1
GEN OFC EXP	.02	4
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.71	7
REAL ESTATE TAX	1.57	7
BUILDING INS	.14	7
PERS PROP TAX		
OTHER TAX	2.29	2
LEASING EXPENSES	.30	6
ADV/PROMOTION	.04	2
COMM/FEES	.29	5
TENANT ALTS	.20	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.76	7
CLEANING	.74	4
REPAIR/MAINT	.19	7
RDS/GROUNDS		
SECURITY	.15	5
ADMINISTRATIVE	.48	4
TOTAL CONTRACTS	1.46	7
CLEANING	.59	6
REPAIR/MAINT	.48	6
RDS/GROUNDS	.02	5
SECURITY	.15	4
ADMINISTRATIVE	.39	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	533,654 SQ. FT.				514,501 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					13.65	13.25		
RETAIL AREA	3	9.74	10.09						
OTHER AREA									
TOTAL RENT	3	13.47	13.08						
MISCELLANEOUS									
TOTAL INCOME	3	13.47	13.08						
EXPENSE									
CLEANING	3	.88	.72			.90	.74		
REPAIR-MAINT	3	.66	.71			.68	.73		
UTILITIES	3	1.76	1.87			1.77	1.90		
RDS/GRNDS/SEC	3	.22	.17			.22	.17		
ADMINISTRATIVE	3	.64	.63			.64	.63		
TOTAL OPER EXP	3	4.16	3.87			4.66	3.93		
FIXED EXPENSES	3	1.95	1.96			1.95	1.96		
TOTAL OPER+FIX	3	6.10	5.83			6.92	5.89		
LEASING EXP	3	1.41	.13						
TOTAL PAYROLL	3	.67	.36						
TOTAL CONTRACT	3	1.66	1.63						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8120	3
AVG SQFT/RETAIL TENANT	1906	3
AVG SQFT/OFFICE WORKER	264	3
AVG % OFFICE OCCUPANCY	96.3	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	14.67	3
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	3
PAYROLL	.74	1
CONTRACT	.54	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.10	1
REPR/MAINT TOTAL	.71	3
PAYROLL	.21	3
ELEVATOR	.23	2
HVAC	.06	2
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.10	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.87	3
ELECTRICAL	1.87	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	1
RDS/GNDS/SEC TOTAL	.17	3
RDS/GNDS TOTAL	.03	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	1
RDS/GNDS OTHER	.03	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.15	3
SEC PAYROLL	.11	2
SEC CONTRACTS	.42	1
SEC OTHER	.06	1
ADMIN TOTAL	.63	3
PAYROLL	.69	1
MGMT FEES	.51	2
LEGAL FEES	.05	1
AUDIT FEES		
GEN OFC EXP	.12	1
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.96	3
REAL ESTATE TAX	1.79	3
BUILDING INS	.17	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.13	3
ADV/PROMOTION	.06	1
COMM/FEES	.84	2
TENANT ALTS	1.96	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.36	3
CLEANING	.74	1
REPAIR/MAINT	.21	3
RDS/GROUNDS		
SECURITY	.11	2
ADMINISTRATIVE	.69	1
TOTAL CONTRACTS	1.63	3
CLEANING	.59	3
REPAIR/MAINT	.56	3
RDS/GROUNDS	.03	2
SECURITY	.15	3
ADMINISTRATIVE	.51	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Tampa, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS . 1,247,719 SQ. FT.					1,247,238 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					12.56	12.51	9.08	14.51
RETAIL AREA	1	18.15	18.15						
OTHER AREA									
TOTAL RENT	6	12.56	12.52	9.08	14.51				
MISCELLANEOUS	3	.13	.07						
TOTAL INCOME	6	12.66	12.72	9.09	14.51				
EXPENSE									
CLEANING	7	.57	.56	.35	.90	.57	.56	.35	.90
REPAIR-MAINT	7	.86	.59	.51	1.17	.86	.59	.51	1.17
UTILITIES	5	1.87	1.94	1.10	2.15	1.87	1.94	1.10	2.15
RDS/GRNDS/SEC	6	.38	.44	.25	.58	.38	.44	.25	.58
ADMINISTRATIVE	7	.61	.70	.56	.80	.61	.70	.56	.80
TOTAL OPER EXP	7	4.05	3.28	2.73	4.77	4.05	3.28	2.73	4.77
FIXED EXPENSES	7	1.69	1.44	1.25	1.97	1.69	1.44	1.25	1.97
TOTAL OPER+FIX	7	5.74	4.72	3.97	7.16	5.74	4.72	3.97	7.16
LEASING EXP	6	.23	.13	.05	.81				
TOTAL PAYROLL	5	.57	.53	.40	.64				
TOTAL CONTRACT	7	1.11	1.43	.91	1.66				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11750	7
AVG SQFT/RETAIL TENANT	481	1
AVG SQFT/OFFICE WORKER	203	6
AVG % OFFICE OCCUPANCY	95.1	7
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	13.25	6
RENTABLE/GROSS SQFT	.90	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.70	6
PAYROLL	.06	3
CONTRACT	.58	6
SUP/MAT/MISC	.00	5
TRASH REMOVAL	.07	6
REPR/MAINT TOTAL	.56	6
PAYROLL	.15	4
ELEVATOR	.05	5
HVAC	.11	6
ELECTRICAL	.02	6
STRUCT/ROOF	.00	4
PLUMBING	.01	6
FIRE/LIFE SFTY	.00	4
OTHER MAINT/SUP	.19	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.58	4
ELECTRICAL	1.54	4
GAS	.00	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	.50	5
RDS/GNDS TOTAL	.32	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	5
RDS/GNDS OTHER	.09	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.18	5
SEC PAYROLL	.04	1
SEC CONTRACTS	.18	4
SEC OTHER	.01	1
ADMIN TOTAL	.73	6
PAYROLL	.25	4
MGMT FEES	.42	6
LEGAL FEES	.01	5
AUDIT FEES	.15	1
GEN OFC EXP	.13	4
OTHER ADM EXP	.02	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.38	6
REAL ESTATE TAX	1.22	6
BUILDING INS	.16	5
PERS PROP TAX	.00	1
OTHER TAX	.00	1
LEASING EXPENSES	.18	5
ADV/PROMOTION	.03	5
COMM/FEES	.17	4
TENANT ALTS	.12	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.48	4
CLEANING	.06	3
REPAIR/MAINT	.15	4
RDS/GROUNDS		
SECURITY	.04	1
ADMINISTRATIVE	.25	4
TOTAL CONTRACTS	1.50	6
CLEANING	.58	6
REPAIR/MAINT	.05	5
RDS/GROUNDS	.25	5
SECURITY	.18	4
ADMINISTRATIVE	.42	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS 294,980 SQ. FT.					294,980 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					11.78	12.71	9.08	14.51
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	11.78	12.71	9.08	14.51				
MISCELLANEOUS	1	.03	.03						
TOTAL INCOME	4	11.79	12.72	9.09	14.51				
EXPENSE									
CLEANING	4	.65	.68	.44	.87	.65	.68	.44	.87
REPAIR-MAINT	4	.77	.51	.50	1.02	.77	.51	.50	1.02
UTILITIES	2	1.68	1.67			1.68	1.67		
RDS/GRNDS/SEC	3	.47	.50			.47	.50		
ADMINISTRATIVE	4	.73	.73	.68	.78	.73	.73	.68	.78
TOTAL OPER EXP	4	3.35	3.00	2.63	4.02	3.35	3.00	2.63	4.02
FIXED EXPENSES	4	1.77	1.38	1.28	2.22	1.77	1.38	1.28	2.22
TOTAL OPER+FIX	4	5.12	4.35	3.92	6.25	5.12	4.35	3.92	6.25
LEASING EXP	4	.38	.11	.05	.69				
TOTAL PAYROLL	3	.44	.42						
TOTAL CONTRACT	4	1.71	1.61	1.24	2.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5407	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	196	4
AVG % OFFICE OCCUPANCY	88.0	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	16.06	4
RENTABLE/GROSS SQFT	.99	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.68	4
PAYROLL	.06	3
CONTRACT	.54	4
SUP/MAT/MISC	.00	4
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	.51	4
PAYROLL	.15	3
ELEVATOR	.05	4
HVAC	.10	4
ELECTRICAL	.01	4
STRUCT/ROOF	.00	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.00	4
OTHER MAINT/SUP	.19	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.67	2
ELECTRICAL	1.61	2
GAS	.00	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	.50	3
RDS/GNDS TOTAL	.36	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.25	3
RDS/GNDS OTHER	.11	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.14	3
SEC PAYROLL	.04	1
SEC CONTRACTS	.16	2
SEC OTHER	.01	1
ADMIN TOTAL	.73	4
PAYROLL	.21	3
MGMT FEES	.42	4
LEGAL FEES	.01	4
AUDIT FEES	.15	1
GEN OFC EXP	.13	3
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.38	4
REAL ESTATE TAX	1.22	4
BUILDING INS	.16	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.11	4
ADV/PROMOTION	.02	4
COMM/FEES	.03	3
TENANT ALTS	.40	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.42	3
CLEANING	.06	3
REPAIR/MAINT	.15	3
RDS/GROUNDS		
SECURITY	.04	1
ADMINISTRATIVE	.21	3
TOTAL CONTRACTS	1.61	4
CLEANING	.54	4
REPAIR/MAINT	.05	4
RDS/GROUNDS	.25	3
SECURITY	.16	2
ADMINISTRATIVE	.42	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Tampa, FL

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	14 BLDS	566,740 SQ. FT.				536,966 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.84	10.31		
RETAIL AREA	1	20.21	20.21						
OTHER AREA	1	1.29	1.29						
TOTAL RENT	3	10.29	10.31						
MISCELLANEOUS	3	.02	.01						
TOTAL INCOME	3	10.32	10.31						
EXPENSE									
CLEANING	14	.60	.64	.49	.77	.63	.67	.53	.77
REPAIR-MAINT	14	.60	.55	.47	.84	.63	.59	.50	.84
UTILITIES	14	1.45	1.54	1.19	1.97	1.53	1.56	1.26	1.97
RDS/GRNDS/SEC	14	.46	.40	.28	.72	.46	.48	.28	.72
ADMINISTRATIVE	14	1.15	.92	.60	2.36	1.15	.92	.60	2.36
TOTAL OPER EXP	14	4.25	4.21	3.54	6.14	4.48	4.21	3.74	6.14
FIXED EXPENSES	3	1.24	1.19			1.24	1.19		
TOTAL OPER+FIX	14	5.30	5.58	4.69	6.92	5.08	5.58	4.89	6.92
LEASING EXP	13	.95	1.08						
TOTAL PAYROLL	14	.38	.43	.21	.63				
TOTAL CONTRACT	14	1.47	1.52	1.15	2.05				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	[illegible]	13
AVG SQFT/RETAIL TENANT	903	1
AVG SQFT/OFFICE WORKER	341	11
AVG % OFFICE OCCUPANCY	96.5	13
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	15.43	13
RENTABLE/GROSS SQFT	.94	13

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	13
PAYROLL	.01	1
CONTRACT	.48	13
SUP/MAT/MISC	.07	13
TRASH REMOVAL	.08	13
REPR/MAINT TOTAL	.51	13
PAYROLL	.41	12
ELEVATOR	.07	13
HVAC	.16	13
ELECTRICAL	.02	13
STRUCT/ROOF	.07	1
PLUMBING	.01	2
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.12	13

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.21	13
ELECTRICAL	1.12	13
GAS	.04	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	13
RDS/GNDS/SEC TOTAL	.61	13
RDS/GNDS TOTAL	.47	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.36	2
RDS/GNDS OTHER	.11	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.13	13
SEC PAYROLL		
SEC CONTRACTS	.13	13
SEC OTHER	.01	1
ADMIN TOTAL	1.20	13
PAYROLL	.37	2
MGMT FEES	.30	13
LEGAL FEES	.06	2
AUDIT FEES	.09	2
GEN OFC EXP	.05	13
OTHER ADM EXP	.10	13

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.34	2
REAL ESTATE TAX	1.12	2
BUILDING INS	.21	2
PERS PROP TAX	.01	1
OTHER TAX		
LEASING EXPENSES	1.39	12
ADV/PROMOTION	.95	12
COMM/FEES	.00	1
TENANT ALTS		
BUY-OUTS	.87	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.55	13
CLEANING	.01	1
REPAIR/MAINT	.41	12
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	2
TOTAL CONTRACTS	[illegible]	13
CLEANING	.48	13
REPAIR/MAINT	.23	13
RDS/GROUNDS	.36	2
SECURITY	.13	13
ADMINISTRATIVE	.51	13

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	461,609 SQ. FT.				451,835 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.84	10.31		
RETAIL AREA	1	20.21	20.21						
OTHER AREA	1	1.29	1.29						
TOTAL RENT	3	10.29	10.31						
MISCELLANEOUS	3	.02	.01						
TOTAL INCOME	3	10.32	10.31						
EXPENSE									
CLEANING	3	.56	.51			.60	.58		
REPAIR-MAINT	3	.51	.51			.54	.58		
UTILITIES	3	1.37	1.21			1.46	1.30		
RDS/GRNDS/SEC	3	.43	.34			.43	.34		
ADMINISTRATIVE	3	.73	.63			.73	.63		
TOTAL OPER EXP	3	3.61	3.99			3.97	3.99		
FIXED EXPENSES	3	1.24	1.19			1.24	1.19		
TOTAL OPER+FIX	3	4.85	5.18			5.25	5.18		
LEASING EXP	2	.77	.55						
TOTAL PAYROLL	3	.32	.30						
TOTAL CONTRACT	3	1.38	1.20						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6601	2
AVG SQFT/RETAIL TENANT	903	1
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	95.1	2
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	15.65	2
RENTABLE/GROSS SQFT	.92	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.64	2
PAYROLL	.01	1
CONTRACT	.45	2
SUP/MAT/MISC	.12	2
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	.47	2
PAYROLL	.11	1
ELEVATOR	.11	2
HVAC	.12	2
ELECTRICAL	.02	2
STRUCT/ROOF	.07	1
PLUMBING	.01	2
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.12	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.19	2
ELECTRICAL	1.10	2
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	.58	2
RDS/GNDS TOTAL	.47	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.36	2
RDS/GNDS OTHER	.11	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.11	2
SEC PAYROLL		
SEC CONTRACTS	.11	2
SEC OTHER	.01	1
ADMIN TOTAL	.88	2
PAYROLL	.37	2
MGMT FEES	.27	2
LEGAL FEES	.06	2
AUDIT FEES	.09	2
GEN OFC EXP	.03	2
OTHER ADM EXP	.07	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.34	2
REAL ESTATE TAX	1.12	2
BUILDING INS	.21	2
PERS PROP TAX	.01	1
OTHER TAX		
LEASING EXPENSES	1.08	1
ADV/PROMOTION	.21	1
COMM/FEES	.00	1
TENANT ALTS		
BUY-OUTS	.87	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.43	2
CLEANING	.01	1
REPAIR/MAINT	.11	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	2
TOTAL CONTRACTS	1.52	2
CLEANING	.45	2
REPAIR/MAINT	.19	2
RDS/GROUNDS	.36	2
SECURITY	.11	2
ADMINISTRATIVE	.41	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Toledo, OH

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	835,033 SQ. FT.				831,506 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					10.06	8.81	7.26	9.53
RETAIL AREA	1	17.06	17.06						
OTHER AREA									
TOTAL RENT	9	10.09	8.81	7.26	9.53				
MISCELLANEOUS	2	.18	.12						
TOTAL INCOME	9	10.15	8.81	7.28	9.64				
EXPENSE									
CLEANING	9	1.15	1.17	.92	1.33	1.15	1.17	.92	1.33
REPAIR-MAINT	9	1.53	1.40	.92	1.47	1.53	1.40	.92	1.47
UTILITIES	9	2.74	2.47	1.73	3.08	2.74	2.47	1.73	3.08
RDS/GRNDS/SEC	9	.53	.29	.13	.58	.53	.29	.13	.58
ADMINISTRATIVE	7	.30	.30	.20	.52	.30	.30	.20	.52
TOTAL OPER EXP	9	6.23	5.54	4.38	6.34	6.23	5.54	4.38	6.35
FIXED EXPENSES	9	1.07	.90	.55	1.18	1.07	.90	.55	1.18
TOTAL OPER+FIX	9	7.30	6.26	5.29	7.33	7.31	6.26	5.29	7.33
LEASING EXP	7	.86	.35	.10	1.30				
TOTAL PAYROLL	9	.65	.56	.43	.78				
TOTAL CONTRACT	9	2.34	1.51	1.21	2.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6794	9
AVG SQFT/RETAIL TENANT	1764	1
AVG SQFT/OFFICE WORKER	254	9
AVG % OFFICE OCCUPANCY	89.1	9
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	10.46	9
RENTABLE/GROSS SQFT	.86	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.17	9
PAYROLL		
CONTRACT	1.10	9
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.03	8
REPR/MAINT TOTAL	1.40	9
PAYROLL	.56	9
ELEVATOR	.20	9
HVAC	.28	5
ELECTRICAL	.06	5
STRUCT/ROOF	.01	2
PLUMBING	.02	5
FIRE/LIFE SFTY	.18	2
OTHER MAINT/SUP	.22	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.47	9
ELECTRICAL	2.11	9
GAS	.28	6
FUEL OIL	.01	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	9
RDS/GNDS/SEC TOTAL	.29	9
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	3
RDS/GNDS OTHER	.06	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.30	8
SEC PAYROLL		
SEC CONTRACTS	.37	7
SEC OTHER	.03	5
ADMIN TOTAL	.30	7
PAYROLL	.32	2
MGMT FEES	.19	4
LEGAL FEES		
AUDIT FEES	.01	2
GEN OFC EXP	.04	2
OTHER ADM EXP	.04	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.90	9
REAL ESTATE TAX	.70	9
BUILDING INS	.20	9
PERS PROP TAX		
OTHER TAX	.19	1
LEASING EXPENSES	.35	7
ADV/PROMOTION	.06	4
COMM/FEES	.14	6
TENANT ALTS	.50	4
BUY-OUTS	.34	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.56	9
CLEANING		
REPAIR/MAINT	.56	9
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.32	2
TOTAL CONTRACTS	1.51	9
CLEANING	1.12	9
REPAIR/MAINT	.74	5
RDS/GROUNDS	.10	3
SECURITY	.37	7
ADMINISTRATIVE	.14	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	121,450 SQ. FT.				121,450 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.53	8.81	6.93	9.39
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.53	8.81	6.93	9.39				
MISCELLANEOUS									
TOTAL INCOME	4	8.53	8.81	6.93	9.39				
EXPENSE									
CLEANING	4	1.06	1.17	.74	1.41	1.06	1.17	.74	1.41
REPAIR-MAINT	4	.99	.92	.77	1.18	.99	.92	.77	1.18
UTILITIES	4	2.19	1.76	1.29	2.72	2.19	1.76	1.29	2.72
RDS/GRNDS/SEC	4	.14	.13	.03	.26	.14	.13	.03	.26
ADMINISTRATIVE	2	.44	.44			.44	.44		
TOTAL OPER EXP	4	4.65	4.38	3.56	5.29	4.65	4.38	3.56	5.29
FIXED EXPENSES	4	.86	.90	.72	.92	.86	.90	.72	.92
TOTAL OPER+FIX	4	5.51	5.29	4.28	6.21	5.51	5.29	4.28	6.21
LEASING EXP	3	.32	.23						
TOTAL PAYROLL	4	.50	.56	.43	.61				
TOTAL CONTRACT	4	1.40	1.39	1.21	1.51				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2913	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	165	4
AVG % OFFICE OCCUPANCY	88.7	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	9.25	4
RENTABLE/GROSS SQFT	1.00	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.17	4
PAYROLL		
CONTRACT	1.07	4
SUP/MAT/MISC	.06	1
TRASH REMOVAL	.09	3
REPR/MAINT TOTAL	.92	4
PAYROLL	.56	4
ELEVATOR	.10	4
HVAC	.28	1
ELECTRICAL	.05	1
STRUCT/ROOF	.00	1
PLUMBING	.05	1
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.22	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.76	4
ELECTRICAL	1.41	4
GAS	.26	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.13	4
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.13	4
SEC PAYROLL		
SEC CONTRACTS	.19	3
SEC OTHER	.03	3
ADMIN TOTAL	.44	2
PAYROLL		
MGMT FEES	.24	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.02	1
OTHER ADM EXP	.62	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.90	4
REAL ESTATE TAX	.70	4
BUILDING INS	.21	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.23	3
ADV/PROMOTION	.07	3
COMM/FEES	.15	3
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.56	4
CLEANING		
REPAIR/MAINT	.56	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.39	4
CLEANING	1.07	4
REPAIR/MAINT	.74	1
RDS/GROUNDS		
SECURITY	.19	3
ADMINISTRATIVE	.24	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Tucson, AZ

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	247,822 SQ. FT.				228,601 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					11.12	11.05	10.05	11.83
RETAIL AREA	2	10.33	7.49						
OTHER AREA									
TOTAL RENT	4	11.29	11.32	9.70	11.91				
MISCELLANEOUS	2	.54	1.17						
TOTAL INCOME	4	11.57	11.33	9.70	13.08				
EXPENSE									
CLEANING	4	.57	.56	.54	.67	.60	.66	.57	.74
REPAIR-MAINT	4	2.02	.93	.56	2.26	2.12	1.01	.60	2.33
UTILITIES	4	1.55	1.73	1.50	1.83	1.57	1.77	1.51	1.98
RDS/GRNDS/SEC	4	.23	.33	.17	.63	.23	.33	.17	.63
ADMINISTRATIVE	4	.80	.63	.50	.86	.80	.63	.50	.86
TOTAL OPER EXP	4	5.17	4.43	4.18	5.34	5.40	5.01	4.59	5.55
FIXED EXPENSES	4	1.72	1.64	1.10	2.31	1.72	1.64	1.10	2.31
TOTAL OPER+FIX	4	6.89	6.73	5.66	7.27	7.12	6.95	6.28	7.27
LEASING EXP	3	.21	.38						
TOTAL PAYROLL	3	1.34	.55						
TOTAL CONTRACT	4	1.27	1.67	1.18	1.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2042	4
AVG SQFT/RETAIL TENANT	1880	2
AVG SQFT/OFFICE WORKER	261	3
AVG % OFFICE OCCUPANCY	92.0	4
AVG % RETAIL OCCUPANCY	89.0	2
AVG $ RATE YR-END RENT	12.06	3
RENTABLE/GROSS SQFT	.89	3

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.57	3	**UTILITIES TOTAL**	1.80	3	SECURITY TOTAL	.13	2	**FIXED EXP TOTAL**	1.80	3	**TOTAL PAYROLL**	.42	2
PAYROLL	.09	2	ELECTRICAL	1.51	3	SEC PAYROLL			REAL ESTATE TAX	1.03	3	CLEANING	.09	2
CONTRACT	.47	3	GAS	.16	3	SEC CONTRACTS	.13	2	BUILDING INS	.21	3	REPAIR/MAINT	.33	2
SUP/MAT/MISC	.09	3	FUEL OIL			SEC OTHER			PERS PROP TAX	.01	1	RDS/GROUNDS		
TRASH REMOVAL	.03	2	PURCH STEAM			**ADMIN TOTAL**	.53	3	OTHER TAX	.45	3	SECURITY		
REPR/MAINT TOTAL	.59	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**	.40	2	ADMINISTRATIVE		
PAYROLL	.33	2	COAL			MGMT FEES	.39	3	ADV/PROMOTION	.04	2	**TOTAL CONTRACTS**	1.73	3
ELEVATOR	.16	1	WATER/SEWER	.13	3	LEGAL FEES	.01	3	COMM/FEES	.08	2	CLEANING	.47	3
HVAC	.23	2	**RDS/GNDS/SEC TOTAL**	.46	3	AUDIT FEES	.05	2	TENANT ALTS	.28	2	REPAIR/MAINT	.52	2
ELECTRICAL	.05	2	RDS/GNDS TOTAL	.57	2	GEN OFC EXP	.06	3	BUY-OUTS			RDS/GROUNDS	.57	2
STRUCT/ROOF	.15	1	RDS/GNDS PAYRL			OTHER ADM EXP	.00	3				SECURITY	.13	2
PLUMBING	.01	2	RDS/GNDS CONTR	.57	2							ADMINISTRATIVE	.46	3
FIRE/LIFE SFTY	.12	1	RDS/GNDS OTHER											
OTHER MAINT/SUP	.16	3												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	454,041 SQ. FT.				454,041 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	13					9.57	12.21	6.12	18.22
RETAIL AREA									
OTHER AREA									
TOTAL RENT	13	9.57	12.21	6.12	18.25				
MISCELLANEOUS	3	.12	.13						
TOTAL INCOME	13	9.63	12.21	6.26	18.25				
EXPENSE									
CLEANING	13	.48	.52	.34	.85	.48	.52	.34	.85
REPAIR-MAINT	13	.45	.46	.30	.56	.45	.46	.30	.56
UTILITIES	13	1.40	1.41	1.18	1.63	1.40	1.41	1.18	1.63
RDS/GRNDS/SEC	13	.14	.14	.06	.33	.14	.14	.06	.33
ADMINISTRATIVE	10	.57	.50	.34	.91	.57	.50	.34	.91
TOTAL OPER EXP	13	3.02	2.95	2.28	4.04	3.02	2.95	2.28	4.04
FIXED EXPENSES	13	2.20	1.95	1.37	2.79	2.20	1.95	1.37	2.79
TOTAL OPER+FIX	13	5.22	5.32	4.03	6.03	5.22	5.32	4.03	6.03
LEASING EXP	5	3.65	.32						
TOTAL PAYROLL	10	.42	.42	.18	.65				
TOTAL CONTRACT	13	1.01	.93	.49	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5069	13
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	249	13
AVG % OFFICE OCCUPANCY	72.8	13
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	15.25	13
RENTABLE/GROSS SQFT	1.00	5

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.52	13	**UTILITIES TOTAL**	1.41	13	SECURITY TOTAL	.05	13	**FIXED EXP TOTAL**	1.95	13	**TOTAL PAYROLL**	.42	10
PAYROLL	.17	1	ELECTRICAL	1.28	13	SEC PAYROLL			REAL ESTATE TAX	1.76	13	CLEANING	.17	1
CONTRACT	.49	13	GAS	.08	6	SEC CONTRACTS	.05	13	BUILDING INS	.18	13	REPAIR/MAINT	.22	10
SUP/MAT/MISC	.08	6	FUEL OIL			SEC OTHER	.01	4	PERS PROP TAX	.00	2	RDS/GROUNDS		
TRASH REMOVAL	.02	13	PURCH STEAM			**ADMIN TOTAL**	.50	10	OTHER TAX	.56	4	SECURITY		
REPR/MAINT TOTAL	.46	13	PURCH CH WTR			PAYROLL	.40	7	**LEASING EXPENSES**	.32	5	ADMINISTRATIVE	.40	7
PAYROLL	.22	10	COAL			MGMT FEES	.28	10	ADV/PROMOTION			**TOTAL CONTRACTS**	.93	13
ELEVATOR	.08	10	WATER/SEWER	.11	13	LEGAL FEES	.01	2	COMM/FEES	.05	5	CLEANING	.49	13
HVAC	.09	13	**RDS/GNDS/SEC TOTAL**	.14	13	AUDIT FEES	.26	5	TENANT ALTS	.27	5	REPAIR/MAINT	.19	10
ELECTRICAL	.02	12	RDS/GNDS TOTAL	.12	8	GEN OFC EXP	.03	5	BUY-OUTS			RDS/GROUNDS	.09	8
STRUCT/ROOF	.02	8	RDS/GNDS PAYRL			OTHER ADM EXP	.02	4				SECURITY	.05	13
PLUMBING	.01	12	RDS/GNDS CONTR	.09	8							ADMINISTRATIVE	.28	10
FIRE/LIFE SFTY	.01	3	RDS/GNDS OTHER	.02	7									
OTHER MAINT/SUP	.07	13												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Tulsa, OK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	4,349,562 SQ. FT.				4,295,937 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	12					9.81	9.83	5.20	11.21
RETAIL AREA	6	21.51	11.48	5.79	155.18				
OTHER AREA	3	11.80	11.10						
TOTAL RENT	12	9.95	9.98	5.50	11.51				
MISCELLANEOUS	4	.77	.06	.00	.61				
TOTAL INCOME	12	10.25	9.98	5.50	11.57				
EXPENSE									
CLEANING	12	.71	.75	.50	.80	.72	.77	.50	.80
REPAIR-MAINT	12	1.35	1.37	.67	2.14	1.36	1.37	.68	2.19
UTILITIES	12	2.04	1.71	1.35	1.82	2.05	1.75	1.35	1.82
RDS/GRNDS/SEC	12	.32	.29	.21	.38	.32	.29	.21	.38
ADMINISTRATIVE	11	.68	.64	.51	1.15	.68	.64	.51	1.15
TOTAL OPER EXP	12	5.09	4.89	3.66	5.44	5.13	5.02	3.66	5.46
FIXED EXPENSES	12	.82	.78	.54	.99	.82	.78	.54	.99
TOTAL OPER+FIX	12	5.91	5.59	4.51	6.29	5.95	5.67	4.51	6.31
LEASING EXP	8	.24	.20	.05	.64				
TOTAL PAYROLL	12	1.05	.99	.73	1.28				
TOTAL CONTRACT	12	1.27	1.03	.67	1.55				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18175	11
AVG SQFT/RETAIL TENANT	1431	6
AVG SQFT/OFFICE WORKER	370	9
AVG % OFFICE OCCUPANCY	82.9	12
AVG % RETAIL OCCUPANCY	76.1	6
AVG $ RATE YR-END RENT	10.96	12
RENTABLE/GROSS SQFT	.84	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	11
PAYROLL	.66	3
CONTRACT	.59	11
SUP/MAT/MISC	.04	10
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	1.53	11
PAYROLL	.48	10
ELEVATOR	.25	11
HVAC	.17	11
ELECTRICAL	.03	11
STRUCT/ROOF	.01	3
PLUMBING	.01	10
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.14	11

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.76	11
ELECTRICAL	1.42	11
GAS	.19	8
FUEL OIL	.00	1
PURCH STEAM	.20	4
PURCH CH WTR	.39	4
COAL		
WATER/SEWER	.05	11
RDS/GNDS/SEC TOTAL	.29	11
RDS/GNDS TOTAL	.05	8
RDS/GNDS PAYRL	.05	2
RDS/GNDS CONTR	.04	6
RDS/GNDS OTHER	.03	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	11
SEC PAYROLL	.29	5
SEC CONTRACTS	.15	6
SEC OTHER	.01	4
ADMIN TOTAL	.63	10
PAYROLL	.21	9
MGMT FEES	.27	8
LEGAL FEES	.07	2
AUDIT FEES	.15	2
GEN OFC EXP	.06	7
OTHER ADM EXP	.10	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.80	11
REAL ESTATE TAX	.62	10
BUILDING INS	.11	9
PERS PROP TAX	.06	2
OTHER TAX	.04	7
LEASING EXPENSES	.07	7
ADV/PROMOTION	.05	5
COMM/FEES	.04	3
TENANT ALTS	.79	3
BUY-OUTS	.09	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.06	11
CLEANING	.66	3
REPAIR/MAINT	.48	10
RDS/GROUNDS	.05	2
SECURITY	.26	6
ADMINISTRATIVE	.21	9
TOTAL CONTRACTS	1.09	11
CLEANING	.59	11
REPAIR/MAINT	.25	9
RDS/GROUNDS	.04	6
SECURITY	.15	6
ADMINISTRATIVE	.24	10

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	964,973 SQ. FT.				945,571 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					6.80	10.78	1.13	11.21
RETAIL AREA	1	11.78	11.78						
OTHER AREA	1	11.10	11.10						
TOTAL RENT	5	6.99	11.11	1.13	11.51				
MISCELLANEOUS	2	.07	.06						
TOTAL INCOME	5	7.03	11.11	1.13	11.57				
EXPENSE									
CLEANING	5	.68	.67	.49	.86	.69	.67	.49	.88
REPAIR-MAINT	5	1.43	1.53	.47	2.15	1.44	1.53	.47	2.21
UTILITIES	5	1.61	1.65	1.34	1.79	1.62	1.74	1.34	1.79
RDS/GRNDS/SEC	5	.32	.29	.14	.53	.32	.29	.14	.53
ADMINISTRATIVE	5	.83	.64	.52	1.20	.83	.64	.52	1.20
TOTAL OPER EXP	5	4.87	5.37	3.24	5.95	4.93	5.39	3.24	6.14
FIXED EXPENSES	5	.60	.49	.44	.77	.60	.49	.44	.77
TOTAL OPER+FIX	5	5.48	5.78	3.77	6.67	5.53	5.80	3.77	6.86
LEASING EXP	4	.66	.64	.18	.99				
TOTAL PAYROLL	5	1.17	.93	.55	1.70				
TOTAL CONTRACT	5	1.37	.97	.46	2.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8758	5
AVG SQFT/RETAIL TENANT	5706	2
AVG SQFT/OFFICE WORKER	471	4
AVG % OFFICE OCCUPANCY	74.1	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.58	5
RENTABLE/GROSS SQFT	.96	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.74	4
PAYROLL	.70	1
CONTRACT	.54	4
SUP/MAT/MISC	.05	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	1.80	4
PAYROLL	.65	3
ELEVATOR	.25	4
HVAC	.32	4
ELECTRICAL	.09	4
STRUCT/ROOF	.00	2
PLUMBING	.03	4
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.18	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.71	4
ELECTRICAL	1.46	4
GAS	.19	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	4
RDS/GNDS/SEC TOTAL	.23	4
RDS/GNDS TOTAL	.09	4
RDS/GNDS PAYRL	.07	1
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.17	4
SEC PAYROLL		
SEC CONTRACTS	.17	4
SEC OTHER	.00	2
ADMIN TOTAL	.84	4
PAYROLL	.30	4
MGMT FEES	.30	3
LEGAL FEES	.07	2
AUDIT FEES	.05	1
GEN OFC EXP	.01	3
OTHER ADM EXP	.07	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.54	4
REAL ESTATE TAX	.46	4
BUILDING INS	.09	3
PERS PROP TAX		
OTHER TAX	.01	1
LEASING EXPENSES	.93	3
ADV/PROMOTION	.07	2
COMM/FEES	.04	1
TENANT ALTS	.86	2
BUY-OUTS	.09	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.02	4
CLEANING	.70	1
REPAIR/MAINT	.65	3
RDS/GROUNDS	.07	1
SECURITY		
ADMINISTRATIVE	.30	4
TOTAL CONTRACTS	1.30	4
CLEANING	.54	4
REPAIR/MAINT	.19	3
RDS/GROUNDS	.08	3
SECURITY	.17	4
ADMINISTRATIVE	.24	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Tulsa, OK

DOWNTOWN 300,000-600,000 SQ. FT.

	# BLDS	TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,166,344 SQ. FT.				2,151,347 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					9.45	9.13	4.98	13.42
RETAIL AREA	3	108.25	14.70						
OTHER AREA	1	13.10	13.10						
TOTAL RENT	5	9.67	9.24	5.28	13.60				
MISCELLANEOUS									
TOTAL INCOME	5	9.67	9.24	5.28	13.60				
EXPENSE									
CLEANING	5	.70	.75	.45	.89	.70	.78	.45	.89
REPAIR-MAINT	5	1.63	1.20	.68	2.74	1.64	1.20	.68	2.77
UTILITIES	5	1.68	1.46	1.13	2.34	1.69	1.46	1.13	2.36
RDS/GRNDS/SEC	5	.31	.29	.26	.38	.31	.29	.26	.38
ADMINISTRATIVE	5	.67	.68	.34	1.13	.67	.68	.34	1.13
TOTAL OPER EXP	5	4.99	4.34	3.53	6.81	5.02	4.34	3.53	6.88
FIXED EXPENSES	5	.96	1.04	.80	1.11	.96	1.04	.80	1.11
TOTAL OPER + FIX	5	5.95	5.37	4.49	7.76	5.98	5.37	4.49	7.83
LEASING EXP	3	.16	.05						
TOTAL PAYROLL	5	1.11	1.06	.75	1.50				
TOTAL CONTRACT	5	1.25	.93	.52	2.21				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27496	4
AVG SQFT/RETAIL TENANT	312	2
AVG SQFT/OFFICE WORKER	357	3
AVG % OFFICE OCCUPANCY	79.9	5
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	11.15	5
RENTABLE/GROSS SQFT	.87	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	5
PAYROLL	.34	2
CONTRACT	.42	5
SUP/MAT/MISC	.04	5
TRASH REMOVAL	.03	5
REPR/MAINT TOTAL	1.20	5
PAYROLL	.40	5
ELEVATOR	.22	5
HVAC	.17	5
ELECTRICAL	.03	5
STRUCT/ROOF	.03	1
PLUMBING	.02	4
FIRE/LIFE SFTY	.05	2
OTHER MAINT/SUP	.13	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.46	5
ELECTRICAL	.97	5
GAS	.08	3
FUEL OIL	.00	1
PURCH STEAM	.11	3
PURCH CH WTR	.27	3
COAL		
WATER/SEWER	.04	5
RDS/GNDS/SEC TOTAL	.29	5
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL	.03	1
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.29	5
SEC PAYROLL	.28	4
SEC CONTRACTS	.23	1
SEC OTHER	.03	2
ADMIN TOTAL	.68	5
PAYROLL	.13	4
MGMT FEES	.22	4
LEGAL FEES		
AUDIT FEES	.24	1
GEN OFC EXP	.06	3
OTHER ADM EXP	.29	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.04	5
REAL ESTATE TAX	.90	4
BUILDING INS	.11	4
PERS PROP TAX	.06	1
OTHER TAX	.04	5
LEASING EXPENSES	.05	3
ADV/PROMOTION	.05	2
COMM/FEES	.23	1
TENANT ALTS	.10	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.06	5
CLEANING	.34	2
REPAIR/MAINT	.40	5
RDS/GROUNDS	.03	1
SECURITY	.28	4
ADMINISTRATIVE	.13	4
TOTAL CONTRACTS	.93	5
CLEANING	.42	5
REPAIR/MAINT	.34	4
RDS/GROUNDS	.03	2
SECURITY	.23	1
ADMINISTRATIVE	.24	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	# BLDS	TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	23 BLDS	1,954,572 SQ. FT.				1,940,860 SQ. FT.			
		DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	23					7.34	8.15	6.63	8.69
RETAIL AREA									
OTHER AREA	1	26.29	26.29						
TOTAL RENT	23	7.43	8.35	6.61	8.60				
MISCELLANEOUS	18	.31	.03	.01	1.22				
TOTAL INCOME	23	7.59	8.36	6.61	9.81				
EXPENSE									
CLEANING	23	.54	.45	.41	.62	.54	.45	.41	.62
REPAIR-MAINT	23	1.37	.81	.61	1.20	1.38	.81	.61	1.22
UTILITIES	23	1.90	1.46	1.16	1.86	1.91	1.46	1.16	1.86
RDS/GRNDS/SEC	23	.38	.20	.10	.24	.38	.20	.10	.24
ADMINISTRATIVE	23	.55	.64	.37	.66	.55	.64	.37	.66
TOTAL OPER EXP	23	4.74	3.54	2.97	4.03	4.77	3.54	2,98	4.04
FIXED EXPENSES	23	.79	.58	.48	.89	.79	.58	.43	.89
TOTAL OPER + FIX	23	5.53	4.21	3.83	4.79	5.56	4.21	3.83	4.87
LEASING EXP	22	.97	.53	.21	1.57				
TOTAL PAYROLL	21	1.06	.53	.30	.70				
TOTAL CONTRACT	23	1.62	1.13	.79	1.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7388	23
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	346	23
AVG % OFFICE OCCUPANCY	75.8	23
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	9.23	22
RENTABLE/GROSS SQFT	.93	20

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.45	23
PAYROLL		
CONTRACT	.43	23
SUP/MAT/MISC	.02	21
TRASH REMOVAL	.02	12
REPR/MAINT TOTAL	.81	23
PAYROLL	.41	20
ELEVATOR	.10	21
HVAC	.07	22
ELECTRICAL	.03	21
STRUCT/ROOF	.01	20
PLUMBING	.01	19
FIRE/LIFE SFTY	.00	16
OTHER MAINT/SUP	.17	21

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.40	23
ELECTRICAL	1.27	23
GAS	.11	22
FUEL OIL	.03	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	23
RDS/GNDS/SEC TOTAL	.20	23
RDS/GNDS TOTAL	.10	23
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.10	23
RDS/GNDS OTHER	.01	8

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.03	21
SEC PAYROLL	.54	1
SEC CONTRACTS	.03	20
SEC OTHER		
ADMIN TOTAL	.64	23
PAYROLL	.17	21
MGMT FEES	.40	20
LEGAL FEES	.02	19
AUDIT FEES	.02	12
GEN OFC EXP	.02	19
OTHER ADM EXP	.03	20

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.58	23
REAL ESTATE TAX	.41	23
BUILDING INS	.11	22
PERS PROP TAX		
OTHER TAX	.00	2
LEASING EXPENSES	.53	22
ADV/PROMOTION	.00	18
COMM/FEES	.14	22
TENANT ALTS	.39	22
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.53	21
CLEANING		
REPAIR/MAINT	.39	21
RDS/GROUNDS		
SECURITY	.54	1
ADMINISTRATIVE	.17	21
TOTAL CONTRACTS	1.13	23
CLEANING	.43	23
REPAIR/MAINT	.31	19
RDS/GROUNDS	.10	23
SECURITY	.03	20
ADMINISTRATIVE	.41	19

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Tulsa, OK

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	329,751 SQ. FT.				324,961 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.38	8.69		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	8.26	8.36						
MISCELLANEOUS									
TOTAL INCOME	3	8.26	8.36						
EXPENSE									
CLEANING	3	.39	.41			.39	.41		
REPAIR-MAINT	3	.82	.84			.83	.88		
UTILITIES	3	1.56	1.46			1.58	1.46		
RDS/GRNDS/SEC	3	.14	.10			.14	.10		
ADMINISTRATIVE	3	.57	.60			.57	.60		
TOTAL OPER EXP	3	3.47	3.53			3.52	3.53		
FIXED EXPENSES	3	.48	.48			.48	.48		
TOTAL OPER+FIX	3	3.95	3.98			4.00	3.98		
LEASING EXP	3	.66	.55						
TOTAL PAYROLL	2	.62	.62						
TOTAL CONTRACT	3	1.07	.81						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6381	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	188	3
AVG % OFFICE OCCUPANCY	86.4	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	9.27	3
RENTABLE/GROSS SQFT	.97	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.41	3
PAYROLL		
CONTRACT	.39	3
SUP/MAT/MISC	.01	2
TRASH REMOVAL	.01	3
REPR/MAINT TOTAL	.84	3
PAYROLL	.56	2
ELEVATOR	.12	3
HVAC	.07	3
ELECTRICAL	.02	2
STRUCT/ROOF	.01	2
PLUMBING	.01	2
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.14	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.46	3
ELECTRICAL	1.33	3
GAS	.11	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.10	3
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	3
RDS/GNDS OTHER	.02	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.03	3
SEC PAYROLL		
SEC CONTRACTS	.03	3
SEC OTHER		
ADMIN TOTAL	.60	3
PAYROLL	.06	2
MGMT FEES	.32	3
LEGAL FEES	.05	3
AUDIT FEES		
GEN OFC EXP	.01	1
OTHER ADM EXP	.04	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.48	3
REAL ESTATE TAX	.38	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.55	3
ADV/PROMOTION	.00	1
COMM/FEES	.10	3
TENANT ALTS	.45	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.62	2
CLEANING		
REPAIR/MAINT	.56	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.06	2
TOTAL CONTRACTS	.81	3
CLEANING	.39	3
REPAIR/MAINT	.55	1
RDS/GROUNDS	.05	3
SECURITY	.03	3
ADMINISTRATIVE	.34	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Virginia Beach, VA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	563,641 SQ. FT.				563,641 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					13.66	12.54	8.58	14.49
RETAIL AREA									
OTHER AREA									
TOTAL RENT	16	13.66	12.54	8.58	14.49				
MISCELLANEOUS	16	.11	.11	.05	.24				
TOTAL INCOME	16	13.77	12.92	8.69	14.56				
EXPENSE									
CLEANING	16	.81	.73	.56	.84	.81	.73	.56	.84
REPAIR-MAINT	16	.97	.62	.42	1.30	.97	.62	.42	1.30
UTILITIES	16	1.38	1.44	1.19	1.64	1.38	1.44	1.19	1.64
RDS/GRNDS/SEC	16	.26	.20	.12	.36	.26	.20	.12	.36
ADMINISTRATIVE	16	.89	.77	.51	1.04	.89	.77	.51	1.04
TOTAL OPER EXP	16	4.30	4.09	3.12	4.81	4.30	4.09	3.12	4.81
FIXED EXPENSES	16	3.01	1.93	.18	3.74	3.01	1.93	.18	3.74
TOTAL OPER+FIX	16	7.31	6.11	3.28	8.82	7.31	6.11	3.28	8.82
LEASING EXP	15	.20	.19	.09	.39				
TOTAL PAYROLL	16	.51	.30	.13	.75				
TOTAL CONTRACT	16	1.36	1.35	.94	1.52				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3286	16
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	89.2	16
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.22	16
RENTABLE/GROSS SQFT	.87	15

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.56	8
PAYROLL		
CONTRACT	.46	8
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	.42	8
PAYROLL	.13	8
ELEVATOR	.06	3
HVAC	.09	6
ELECTRICAL	.02	8
STRUCT/ROOF	.02	8
PLUMBING	.01	8
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.05	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.38	8
ELECTRICAL	1.25	8
GAS	.12	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	6
RDS/GNDS/SEC TOTAL	.18	8
RDS/GNDS TOTAL	.18	8
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	8
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.03	6
SEC PAYROLL		
SEC CONTRACTS	.03	6
SEC OTHER		
ADMIN TOTAL	.51	8
PAYROLL		
MGMT FEES	.29	8
LEGAL FEES	.02	7
AUDIT FEES	.13	8
GEN OFC EXP	.05	8
OTHER ADM EXP	.00	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.18	8
REAL ESTATE TAX		
BUILDING INS	.18	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.30	7
ADV/PROMOTION		
COMM/FEES	.30	7
TENANT ALTS	.01	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.13	8
CLEANING		
REPAIR/MAINT	.13	8
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.09	8
CLEANING	.45	8
REPAIR/MAINT		
RDS/GROUNDS	.18	8
SECURITY	.03	6
ADMINISTRATIVE	.44	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Virginia Beach, VA

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	107,963 SQ. FT.				107,963 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.56	11.89		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	10.55	11.89						
MISCELLANEOUS	3	.30	.31						
TOTAL INCOME	3	10.84	12.34						
EXPENSE									
CLEANING	3	.60	.66			.60	.66		
REPAIR-MAINT	3	.44	.48			.44	.48		
UTILITIES	3	1.47	1.57			1.47	1.57		
RDS/GRNDS/SEC	3	.24	.31			.24	.31		
ADMINISTRATIVE	3	.55	.61			.55	.61		
TOTAL OPER EXP	3	3.29	3.65			3.29	3.65		
FIXED EXPENSES	3	.17	.17			.17	.17		
TOTAL OPER+FIX	3	3.46	3.82			3.46	3.82		
LEASING EXP	2	.39	.35						
TOTAL PAYROLL	3	.16	.10						
TOTAL CONTRACT	3	1.20	1.38						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4005	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	89.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.00	3
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.66	3
PAYROLL		
CONTRACT	.52	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.48	3
PAYROLL	.10	3
ELEVATOR	.05	3
HVAC	.12	3
ELECTRICAL	.03	3
STRUCT/ROOF	.03	3
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.57	3
ELECTRICAL	1.50	3
GAS	.12	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.31	3
RDS/GNDS TOTAL	.31	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.31	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.02	1
SEC PAYROLL		
SEC CONTRACTS	.02	1
SEC OTHER		
ADMIN TOTAL	.61	3
PAYROLL		
MGMT FEES	.36	3
LEGAL FEES	.01	2
AUDIT FEES	.12	3
GEN OFC EXP	.05	3
OTHER ADM EXP	.00	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.17	3
REAL ESTATE TAX		
BUILDING INS	.17	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.35	2
ADV/PROMOTION		
COMM/FEES	.34	2
TENANT ALTS	.01	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.10	3
CLEANING		
REPAIR/MAINT	.10	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.38	3
CLEANING	.52	3
REPAIR/MAINT		
RDS/GROUNDS	.31	3
SECURITY	.02	1
ADMINISTRATIVE	.52	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

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ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	42 BLDS	8,207,321 SQ. FT.				7,587,985 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	38					19.78	20.20	16.17	23.30
RETAIL AREA	32	22.23	21.65	16.71	26.47				
OTHER AREA	18	7.13	9.30	5.51	10.36				
TOTAL RENT	42	20.26	20.89	16.60	23.78				
MISCELLANEOUS	36	.32	.17	.02	.43				
TOTAL INCOME	42	20.53	20.91	16.63	23.94				
EXPENSE									
CLEANING	42	1.02	.97	.87	1.07	1.10	1.03	.93	1.15
REPAIR-MAINT	42	1.17	1.23	.84	1.48	1.27	1.29	.92	1.59
UTILITIES	41	1.59	1.73	1.36	2.03	1.67	1.74	1.48	2.19
RDS/GRNDS/SEC	41	.29	.13	.08	.28	.29	.13	.08	.28
ADMINISTRATIVE	41	1.00	1.08	.73	1.28	1.00	1.08	.73	1.28
TOTAL OPER EXP	42	4.98	5.12	4.38	5.86	5.33	5.53	4.74	6.42
FIXED EXPENSES	42	3.25	3.37	2.46	3.79	3.25	3.37	2.46	3.79
TOTAL OPER+FIX	42	8.22	8.35	7.18	9.75	8.58	8.87	7.24	10.08
LEASING EXP	38	.48	.25	.06	.59				
TOTAL PAYROLL	42	.84	.73	.57	.85				
TOTAL CONTRACT	42	2.31	2.36	1.87	2.85				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8053	41
AVG SQFT/RETAIL TENANT	2889	34
AVG SQFT/OFFICE WORKER	257	21
AVG % OFFICE OCCUPANCY	94.8	41
AVG % RETAIL OCCUPANCY	91.0	34
AVG $ RATE YR-END RENT	23.09	35
RENTABLE/GROSS SQFT	.94	38

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.97	42
PAYROLL	.09	9
CONTRACT	.91	42
SUP/MAT/MISC	.01	34
TRASH REMOVAL	.05	41
REPR/MAINT TOTAL	1.23	42
PAYROLL	.59	37
ELEVATOR	.14	41
HVAC	.16	41
ELECTRICAL	.05	31
STRUCT/ROOF	.17	29
PLUMBING	.01	26
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.07	42

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.73	40
ELECTRICAL	1.56	37
GAS	.02	25
FUEL OIL	.06	24
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	39
RDS/GNDS/SEC TOTAL	.13	41
RDS/GNDS TOTAL	.03	34
RDS/GNDS PAYRL	.00	1
RDS/GNDS CONTR	.04	14
RDS/GNDS OTHER	.02	23

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.11	38
SEC PAYROLL	.80	2
SEC CONTRACTS	.11	38
SEC OTHER	.01	1
ADMIN TOTAL	1.08	41
PAYROLL	.15	27
MGMT FEES	.73	40
LEGAL FEES	.06	31
AUDIT FEES	.04	28
GEN OFC EXP	.02	36
OTHER ADM EXP	.03	33

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.37	42
REAL ESTATE TAX	2.71	42
BUILDING INS	.19	41
PERS PROP TAX	.00	23
OTHER TAX	.20	35
LEASING EXPENSES	.25	38
ADV/PROMOTION	.02	37
COMM/FEES	.17	29
TENANT ALTS	.06	33
BUY-OUTS	.01	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.73	42
CLEANING	.09	9
REPAIR/MAINT	.59	36
RDS/GROUNDS	.00	1
SECURITY	.80	2
ADMINISTRATIVE	.15	27
TOTAL CONTRACTS	2.36	42
CLEANING	.91	42
REPAIR/MAINT	.55	38
RDS/GROUNDS	.04	15
SECURITY	.11	38
ADMINISTRATIVE	.84	41

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

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DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	92,694 SQ. FT.				90,130 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					15.64	14.59		
RETAIL AREA	1	23.16	23.16						
OTHER AREA	1	2.91	2.91						
TOTAL RENT	3	15.81	14.81						
MISCELLANEOUS	2	.48	.59						
TOTAL INCOME	3	16.11	15.72						
EXPENSE									
CLEANING	3	1.10	1.05			1.13	1.12		
REPAIR-MAINT	3	1.40	1.46			1.44	1.56		
UTILITIES	3	2.03	1.93			2.09	1.93		
RDS/GRNDS/SEC	3	.20	.25			.20	.25		
ADMINISTRATIVE	3	.97	.66			.97	.66		
TOTAL OPER EXP	3	5.70	5.11			5.86	5.11		
FIXED EXPENSES	3	2.70	2.24			2.70	2.24		
TOTAL OPER+FIX	3	8.40	7.09			8.57	7.09		
LEASING EXP	1	.37	.37						
TOTAL PAYROLL	3	.59	.71						
TOTAL CONTRACT	3	2.08	1.71						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20062	3
AVG SQFT/RETAIL TENANT	2164	1
AVG SQFT/OFFICE WORKER	134	1
AVG % OFFICE OCCUPANCY	89.0	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	20.36	3
RENTABLE/GROSS SQFT	.93	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.06	3
PAYROLL	.74	1
CONTRACT	.86	3
SUP/MAT/MISC	.06	1
TRASH REMOVAL	.13	3
REPR/MAINT TOTAL	1.46	3
PAYROLL	.29	1
ELEVATOR	.17	3
HVAC	.13	3
ELECTRICAL	.07	3
STRUCT/ROOF	.52	1
PLUMBING	.06	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.34	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.93	3
ELECTRICAL	1.95	3
GAS	.01	2
FUEL OIL	.31	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.25	3
RDS/GNDS TOTAL	.05	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	1
RDS/GNDS OTHER	.20	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	1
SEC PAYROLL		
SEC CONTRACTS	.22	1
SEC OTHER		
ADMIN TOTAL	.66	3
PAYROLL	.38	2
MGMT FEES	.50	3
LEGAL FEES	.06	1
AUDIT FEES		
GEN OFC EXP	.10	2
OTHER ADM EXP	.14	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.24	3
REAL ESTATE TAX	1.88	3
BUILDING INS	.35	3
PERS PROP TAX		
OTHER TAX	.03	3
LEASING EXPENSES	.37	1
ADV/PROMOTION	.01	1
COMM/FEES	.30	1
TENANT ALTS	.06	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.71	3
CLEANING	.74	1
REPAIR/MAINT	.29	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.38	2
TOTAL CONTRACTS	1.71	3
CLEANING	.86	3
REPAIR/MAINT	.85	2
RDS/GROUNDS	.03	1
SECURITY	.22	1
ADMINISTRATIVE	.55	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	349,047 SQ. FT.				341,428 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					19.15	19.24	16.48	21.62
RETAIL AREA	2	27.71	27.82						
OTHER AREA	2	8.02	9.25						
TOTAL RENT	4	19.25	18.45	16.61	21.70				
MISCELLANEOUS	4	.45	.10	.01	.85				
TOTAL INCOME	4	19.70	19.55	17.37	21.80				
EXPENSE									
CLEANING	4	2.00	1.11	.74	3.24	2.04	1.16	.76	3.27
REPAIR-MAINT	4	.95	1.01	.42	1.57	.97	1.04	.42	1.66
UTILITIES	4	1.79	1.97	1.42	2.22	1.83	2.03	1.42	2.33
RDS/GRNDS/SEC	3	.15	.15			.15	.15		
ADMINISTRATIVE	4	.80	.82	.65	.99	.80	.82	.65	.99
TOTAL OPER EXP	4	5.64	5.91	4.18	7.30	5.77	6.21	4.31	7.47
FIXED EXPENSES	4	4.28	3.07	2.55	5.99	4.28	3.07	2.55	5.99
TOTAL OPER+FIX	4	9.92	10.34	7.74	12.28	10.05	10.51	7.92	12.40
LEASING EXP	3	.46	.59						
TOTAL PAYROLL	4	1.63	.74	.48	2.75				
TOTAL CONTRACT	4	1.77	1.57	1.19	2.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8983	4
AVG SQFT/RETAIL TENANT	1204	2
AVG SQFT/OFFICE WORKER	221	2
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	22.75	2
RENTABLE/GROSS SQFT	.81	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.11	4
PAYROLL	4.76	1
CONTRACT	.70	4
SUP/MAT/MISC	.01	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	1.01	4
PAYROLL	.57	3
ELEVATOR	.19	4
HVAC	.38	3
ELECTRICAL	.03	3
STRUCT/ROOF	.17	2
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.16	3
ELECTRICAL	1.71	3
GAS	.03	2
FUEL OIL	.15	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.15	3
RDS/GNDS TOTAL	.03	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	1
RDS/GNDS OTHER	.05	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.12	3
SEC PAYROLL		
SEC CONTRACTS	.12	3
SEC OTHER		
ADMIN TOTAL	.82	4
PAYROLL	.17	1
MGMT FEES	.69	4
LEGAL FEES	.08	3
AUDIT FEES	.02	3
GEN OFC EXP	.02	3
OTHER ADM EXP	.02	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.07	4
REAL ESTATE TAX	2.41	4
BUILDING INS	.21	4
PERS PROP TAX	.07	2
OTHER TAX	.45	2
LEASING EXPENSES	.59	3
ADV/PROMOTION	.18	2
COMM/FEES	.10	2
TENANT ALTS	.35	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.74	4
CLEANING	4.76	1
REPAIR/MAINT	.57	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.17	1
TOTAL CONTRACTS	1.87	4
CLEANING	.70	4
REPAIR/MAINT	.24	4
RDS/GROUNDS	.02	1
SECURITY	.12	3
ADMINISTRATIVE	.70	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Washington, DC

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	31 BLDS	6,228,451 SQ. FT.				5,799,150 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					20.96	21.37	17.07	23.32
RETAIL AREA	25	24.11	21.60	16.18	28.22				
OTHER AREA	13	6.87	9.56	5.51	10.36				
TOTAL RENT	31	21.42	21.77	17.52	23.88				
MISCELLANEOUS	27	.30	.15	.02	.37				
TOTAL INCOME	31	21.69	21.77	17.52	24.77				
EXPENSE									
CLEANING	31	.91	.95	.87	[illegible]	.98	1.01	.91	1.13
REPAIR-MAINT	31	1.20	1.25	.87	1.46	1.29	1.30	.96	1.60
UTILITIES	30	1.65	1.77	1.26	2.03	1.72	1.74	1.34	2.19
RDS/GRNDS/SEC	31	.20	.11	.08	.24	.20	.11	.08	.24
ADMINISTRATIVE	31	.99	1.08	.78	1.29	.99	1.08	.78	1.29
TOTAL OPER EXP	31	4.91	4.96	4.18	5.85	5.22	5.44	4.50	6.24
FIXED EXPENSES	31	3.29	3.40	2.93	3.60	3.29	3.40	2.93	3.80
TOTAL OPER + FIX	31	8.20	8.36	7.49	9.73	8.51	8.84	7.73	9.95
LEASING EXP	30	.53	.25	.06	.51				
TOTAL PAYROLL	31	.69	.73	.57	.86				
TOTAL CONTRACT	31	2.39	2.53	2.11	2.87				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6957	30
AVG SQFT/RETAIL TENANT	2627	27
AVG SQFT/OFFICE WORKER	239	15
AVG % OFFICE OCCUPANCY	93.8	30
AVG % RETAIL OCCUPANCY	90.2	27
AVG $ RATE YR-END RENT	22.94	27
RENTABLE/GROSS SQFT	.96	28

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.95	31
PAYROLL	.05	5
CONTRACT	.91	31
SUP/MAT/MISC	.01	25
TRASH REMOVAL	.05	30
REPR/MAINT TOTAL	1.25	31
PAYROLL	.60	29
ELEVATOR	.13	30
HVAC	.16	31
ELECTRICAL	.04	22
STRUCT/ROOF	.21	23
PLUMBING	.01	21
FIRE/LIFE SFTY	.08	1
OTHER MAINT/SUP	.07	31

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.77	30
ELECTRICAL	1.57	26
GAS	.02	19
FUEL OIL	.06	20
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	29
RDS/GNDS/SEC TOTAL	.11	31
RDS/GNDS TOTAL	.03	25
RDS/GNDS PAYRL	.00	1
RDS/GNDS CONTR	.04	9
RDS/GNDS OTHER	.02	18

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.10	30
SEC PAYROLL	.01	1
SEC CONTRACTS	.10	30
SEC OTHER		
ADMIN TOTAL	1.08	31
PAYROLL	.15	21
MGMT FEES	.78	30
LEGAL FEES	.06	24
AUDIT FEES	.04	23
GEN OFC EXP	.01	28
OTHER ADM EXP	.03	25

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.40	31
REAL ESTATE TAX	2.73	31
BUILDING INS	.18	30
PERS PROP TAX	.00	19
OTHER TAX	.24	27
LEASING EXPENSES	.25	30
ADV/PROMOTION	.02	30
COMM/FEES	.17	24
TENANT ALTS	.04	27
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.73	31
CLEANING	.05	5
REPAIR/MAINT	.61	30
RDS/GROUNDS	.00	1
SECURITY	.01	1
ADMINISTRATIVE	.15	21
TOTAL CONTRACTS	2.53	31
CLEANING	.91	31
REPAIR/MAINT	.57	29
RDS/GROUNDS	.04	10
SECURITY	.10	30
ADMINISTRATIVE	.96	31

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,537,129 SQ. FT.				1,357,277 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					15.80	18.98	9.60	24.63
RETAIL AREA	4	18.40	18.20	15.76	20.51				
OTHER AREA	2	8.28	7.95						
TOTAL RENT	4	16.04	18.37	9.78	23.40				
MISCELLANEOUS	3	.37	.23						
TOTAL INCOME	4	16.31	18.49	9.78	23.94				
EXPENSE									
CLEANING	4	1.23	1.05	.93	1.46	1.39	1.29	1.06	1.64
REPAIR-MAINT	4	1.07	1.08	.90	1.23	1.21	1.19	1.03	1.41
UTILITIES	4	1.30	1.59	1.01	1.68	1.40	1.67	1.08	1.87
RDS/GRNDS/SEC	4	.68	.39	.20	1.05	.68	.39	.20	1.05
ADMINISTRATIVE	3	1.09	.89			1.09	.89		
TOTAL OPER EXP	4	5.06	4.98	4.54	5.54	5.65	5.50	4.95	6.45
FIXED EXPENSES	4	2.87	2.99	2.40	3.44	2.87	2.99	2.40	3.44
TOTAL OPER + FIX	4	7.93	7.98	7.54	8.39	8.53	8.65	7.80	9.44
LEASING EXP	4	.28	.07	.01	.55				
TOTAL PAYROLL	4	1.27	.75	.58	1.79				
TOTAL CONTRACT	4	2.11	2.21	1.92	2.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18544	4
AVG SQFT/RETAIL TENANT	3977	4
AVG SQFT/OFFICE WORKER	343	3
AVG % OFFICE OCCUPANCY	98.4	4
AVG % RETAIL OCCUPANCY	92.3	4
AVG $ RATE YR-END RENT	27.33	3
RENTABLE/GROSS SQFT	.90	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.05	4
PAYROLL	.32	2
CONTRACT	.93	4
SUP/MAT/MISC	.01	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.08	4
PAYROLL	.51	4
ELEVATOR	.13	4
HVAC	.22	4
ELECTRICAL	.05	3
STRUCT/ROOF	.09	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.07	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.59	4
ELECTRICAL	1.42	3
GAS	.10	2
FUEL OIL	.01	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	4
RDS/GNDS/SEC TOTAL	.39	4
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.32	4
SEC PAYROLL	1.59	1
SEC CONTRACTS	.17	4
SEC OTHER	.01	1
ADMIN TOTAL	.89	3
PAYROLL	.08	3
MGMT FEES	.65	3
LEGAL FEES	.09	3
AUDIT FEES	.02	2
GEN OFC EXP	.02	3
OTHER ADM EXP	.04	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.99	4
REAL ESTATE TAX	2.72	4
BUILDING INS	.19	4
PERS PROP TAX	.00	2
OTHER TAX	.11	3
LEASING EXPENSES	.07	4
ADV/PROMOTION	.02	4
COMM/FEES	.36	2
TENANT ALTS	.06	3
BUY-OUTS	.01	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.75	4
CLEANING	.32	2
REPAIR/MAINT	.51	4
RDS/GROUNDS		
SECURITY	1.59	1
ADMINISTRATIVE	.08	3
TOTAL CONTRACTS	2.21	4
CLEANING	.93	4
REPAIR/MAINT	.40	4
RDS/GROUNDS	*.04*	*3*
SECURITY	.17	4
ADMINISTRATIVE	.74	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Washington, MD

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	473,996 SQ. FT.				473,996 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					5.99	5.99		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	5.99	5.99						
MISCELLANEOUS	8	.00	.00						
TOTAL INCOME	8	5.99	5.99						
EXPENSE									
CLEANING									
REPAIR-MAINT									
UTILITIES									
RDS/GRNDS/SEC	8	.25	.25			.25	.25		
ADMINISTRATIVE	8	.23	.23			.23	.23		
TOTAL OPER EXP									
FIXED EXPENSES	8	.53	.53			.53	.53		
TOTAL OPER + FIX									
LEASING EXP	8	.19	.19						
TOTAL PAYROLL	8	.01	.01						
TOTAL CONTRACT	8	.41	.41						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13446	8
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	85.1	8
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	6.09	8
RENTABLE/GROSS SQFT	1.00	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	2,237,281 SQ. FT.				2,075,886 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	19					15.37	14.01	10.12	17.36
RETAIL AREA	7	12.32	12.91	9.62	19.11				
OTHER AREA	4	8.41	8.06						
TOTAL RENT	20	14.62	14.02	10.22	16.72				
MISCELLANEOUS	16	.10	.03	.02	.09				
TOTAL INCOME	20	14.69	14.07	10.32	16.72				
EXPENSE									
CLEANING	20	.89	.76	.36	.91	.96	.82	.37	1.00
REPAIR-MAINT	20	1.17	.84	.65	1.18	1.26	.89	.65	1.36
UTILITIES	20	1.53	1.44	1.09	1.88	1.62	1.55	1.17	1.94
RDS/GRNDS/SEC	19	.25	.23	.09	.43	.25	.23	.09	.43
ADMINISTRATIVE	20	.80	.64	.48	.98	.80	.64	.48	.98
TOTAL OPER EXP	20	4.62	3.76	3.65	4.40	4.94	4.01	3.65	5.10
FIXED EXPENSES	20	1.68	1.58	1.20	1.84	1.68	1.58	1.20	1.84
TOTAL OPER + FIX	20	6.29	5.56	4.72	7.03	6.62	5.66	4.77	7.54
LEASING EXP	19	.48	.39	.04	.91				
TOTAL PAYROLL	15	.78	.69	.29	1.00				
TOTAL CONTRACT	20	1.62	1.50	1.06	2.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4389	20
AVG SQFT/RETAIL TENANT	3015	6
AVG SQFT/OFFICE WORKER	378	13
AVG % OFFICE OCCUPANCY	84.1	20
AVG % RETAIL OCCUPANCY	77.5	6
AVG $ RATE YR-END RENT	17.53	20
RENTABLE/GROSS SQFT	.87	17

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.76**	**20**
PAYROLL	.09	2
CONTRACT	.68	20
SUP/MAT/MISC	.02	12
TRASH REMOVAL	.05	20
REPR/MAINT TOTAL	**.84**	**20**
PAYROLL	.31	15
ELEVATOR	.10	18
HVAC	.13	20
ELECTRICAL	.04	18
STRUCT/ROOF	.15	10
PLUMBING	.01	19
FIRE/LIFE SFTY	.01	11
OTHER MAINT/SUP	.10	18

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.44**	**20**
ELECTRICAL	1.30	20
GAS	.08	8
FUEL OIL	.03	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	20
RDS/GNDS/SEC TOTAL	**.23**	**19**
RDS/GNDS TOTAL	.09	19
RDS/GNDS PAYRL	.00	1
RDS/GNDS CONTR	.10	14
RDS/GNDS OTHER	.06	19

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.16	12
SEC PAYROLL		
SEC CONTRACTS	.16	12
SEC OTHER		
ADMIN TOTAL	**.64**	**20**
PAYROLL	.22	11
MGMT FEES	.40	18
LEGAL FEES	.04	13
AUDIT FEES	.04	15
GEN OFC EXP	.04	17
OTHER ADM EXP	.04	16

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.58**	**20**
REAL ESTATE TAX	1.40	20
BUILDING INS	.18	20
PERS PROP TAX	.00	5
OTHER TAX	.22	4
LEASING EXPENSES	**.39**	**19**
ADV/PROMOTION	.05	15
COMM/FEES	.33	16
TENANT ALTS	.03	9
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.69**	**15**
CLEANING	.09	2
REPAIR/MAINT	.31	15
RDS/GROUNDS	.00	1
SECURITY		
ADMINISTRATIVE	.22	11
TOTAL CONTRACTS	**1.50**	**20**
CLEANING	.68	20
REPAIR/MAINT	.31	16
RDS/GROUNDS	.10	16
SECURITY	.16	12
ADMINISTRATIVE	.42	17

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Washington, MD

SUBURBAN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	209,082 SQ. FT.				195,664 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					12.56	11.56		
RETAIL AREA	2	12.96	12.91						
OTHER AREA	1	8.06	8.06						
TOTAL RENT	3	12.57	11.56						
MISCELLANEOUS	3	.03	.03						
TOTAL INCOME	3	12.60	11.59						
EXPENSE									
CLEANING	3	.54	.36			.58	.36		
REPAIR-MAINT	3	1.53	.83			1.64	.94		
UTILITIES	3	1.69	1.87			1.75	1.87		
RDS/GRNDS/SEC	3	.06	.09			.06	.09		
ADMINISTRATIVE	3	.77	.55			.77	.55		
TOTAL OPER EXP	3	4.59	3.74			4.84	3.99		
FIXED EXPENSES	3	1.41	1.06			1.41	1.06		
TOTAL OPER+FIX	3	5.99	4.81			6.25	5.05		
LEASING EXP	3	.13	.06						
TOTAL PAYROLL	3	.65	.22						
TOTAL CONTRACT	3	1.74	.90						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1779	3
AVG SQFT/RETAIL TENANT	6288	1
AVG SQFT/OFFICE WORKER	18011	1
AVG % OFFICE OCCUPANCY	95.5	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	14.83	3
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.36	3
PAYROLL		
CONTRACT	.28	3
SUP/MAT/MISC	.02	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	.83	3
PAYROLL	.22	3
ELEVATOR	.10	3
HVAC	.24	3
ELECTRICAL	.10	3
STRUCT/ROOF	.37	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SUP	.15	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.87	3
ELECTRICAL	1.46	3
GAS	.10	2
FUEL OIL	.11	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.23	3
RDS/GNDS/SEC TOTAL	.09	3
RDS/GNDS TOTAL	.09	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER	.08	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.55	3
PAYROLL	.14	1
MGMT FEES	.47	3
LEGAL FEES	.02	3
AUDIT FEES	.03	3
GEN OFC EXP	.03	2
OTHER ADM EXP	.04	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.06	3
REAL ESTATE TAX	.90	3
BUILDING INS	.18	3
PERS PROP TAX	.00	2
OTHER TAX	.09	1
LEASING EXPENSES	.06	3
ADV/PROMOTION	.05	3
COMM/FEES	.05	2
TENANT ALTS	.02	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.22	3
CLEANING		
REPAIR/MAINT	.22	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.14	1
TOTAL CONTRACTS	.90	3
CLEANING	.28	3
REPAIR/MAINT	.16	2
RDS/GROUNDS	.01	3
SECURITY		
ADMINISTRATIVE	.47	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,107,730 SQ. FT.				1,042,254 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					14.41	14.70	13.59	17.36
RETAIL AREA	3	13.61	18.29						
OTHER AREA	1	8.57	8.57						
TOTAL RENT	7	14.76	15.81	13.80	17.36				
MISCELLANEOUS	4	.15	.09	.04	.22				
TOTAL INCOME	7	14.83	15.81	13.81	17.36				
EXPENSE									
CLEANING	7	.87	.87	.82	1.03	.92	.97	.82	1.06
REPAIR-MAINT	7	.96	.83	.64	1.01	1.01	.83	.64	1.19
UTILITIES	7	1.55	1.28	1.13	1.90	1.61	1.28	1.13	1.98
RDS/GRNDS/SEC	6	.22	.22	.15	.39	.22	.22	.15	.39
ADMINISTRATIVE	7	.73	.70	.41	.92	.73	.70	.41	.92
TOTAL OPER EXP	7	4.32	4.03	3.65	4.33	4.53	4.03	3.65	5.10
FIXED EXPENSES	7	1.84	1.74	1.34	1.80	1.84	1.74	1.34	1.80
TOTAL OPER+FIX	7	6.16	5.77	4.91	7.37	6.37	5.77	4.91	7.77
LEASING EXP	6	.26	.31	.03	.44				
TOTAL PAYROLL	6	.77	.72	.41	1.00				
TOTAL CONTRACT	7	1.40	1.43	.85	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5027	7
AVG SQFT/RETAIL TENANT	3631	2
AVG SQFT/OFFICE WORKER	251	3
AVG % OFFICE OCCUPANCY	88.7	7
AVG % RETAIL OCCUPANCY	83.9	2
AVG $ RATE YR-END RENT	18.50	7
RENTABLE/GROSS SQFT	.77	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.87	7
PAYROLL	.09	2
CONTRACT	.78	7
SUP/MAT/MISC	.01	6
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	.83	7
PAYROLL	.31	6
ELEVATOR	.09	7
HVAC	.09	7
ELECTRICAL	.04	6
STRUCT/ROOF	.04	2
PLUMBING	.01	7
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.10	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.28	7
ELECTRICAL	1.19	7
GAS	.11	5
FUEL OIL	.03	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	7
RDS/GNDS/SEC TOTAL	.22	6
RDS/GNDS TOTAL	.10	6
RDS/GNDS PAYRL	.00	1
RDS/GNDS CONTR	.10	5
RDS/GNDS OTHER	.02	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.11	6
SEC PAYROLL		
SEC CONTRACTS	.11	6
SEC OTHER		
ADMIN TOTAL	.70	7
PAYROLL	.27	4
MGMT FEES	.39	6
LEGAL FEES	.01	3
AUDIT FEES	.03	3
GEN OFC EXP	.12	5
OTHER ADM EXP	.04	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.74	7
REAL ESTATE TAX	1.54	7
BUILDING INS	.11	7
PERS PROP TAX	.03	1
OTHER TAX	1.77	1
LEASING EXPENSES	.31	6
ADV/PROMOTION	.01	5
COMM/FEES	.32	5
TENANT ALTS	.08	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.72	6
CLEANING	.09	2
REPAIR/MAINT	.31	6
RDS/GROUNDS	.00	1
SECURITY		
ADMINISTRATIVE	.27	4
TOTAL CONTRACTS	1.43	7
CLEANING	.78	7
REPAIR/MAINT	.31	4
RDS/GROUNDS	.10	5
SECURITY	.11	6
ADMINISTRATIVE	.41	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Washington, VA

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	53 BLDS	10,312,440 SQ. FT.				9,970,847 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	52					16.97	17.07	14.78	20.52
RETAIL AREA	26	12.06	14.37	9.24	17.95				
OTHER AREA	16	6.21	7.57	4.68	12.37				
TOTAL RENT	53	16.75	16.81	14.22	19.97				
MISCELLANEOUS	42	.27	.02	.01	.17				
TOTAL INCOME	53	16.95	17.08	15.01	21.00				
EXPENSE									
CLEANING	53	.86	.84	.74	1.02	.89	.87	.75	1.06
REPAIR-MAINT	53	1.06	.94	.72	1.27	1.09	1.01	.75	1.29
UTILITIES	53	1.14	1.41	1.13	1.70	1.16	1.41	1.14	1.75
RDS/GRNDS/SEC	53	.18	.18	.10	.24	.18	.18	.10	.24
ADMINISTRATIVE	53	1.07	.98	.78	1.31	1.07	.98	.78	1.31
TOTAL OPER EXP	53	4.31	4.54	3.91	4.97	4.44	4.61	4.06	5.19
FIXED EXPENSES	53	1.63	1.63	1.44	1.83	1.63	1.63	1.44	1.83
TOTAL OPER + FIX	53	5.94	6.10	5.45	6.83	6.06	6.31	5.59	7.10
LEASING EXP	48	.37	.26	.14	.50				
TOTAL PAYROLL	46	.63	.56	.45	.82				
TOTAL CONTRACT	53	2.27	2.35	1.71	2.71				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11686	51
AVG SQFT/RETAIL TENANT	2916	24
AVG SQFT/OFFICE WORKER	1919	32
AVG % OFFICE OCCUPANCY	96.9	51
AVG % RETAIL OCCUPANCY	92.2	24
AVG $ RATE YR-END RENT	19.74	45
RENTABLE/GROSS SQFT	.99	50

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.84	53
PAYROLL	.20	7
CONTRACT	.77	52
SUP/MAT/MISC	.01	47
TRASH REMOVAL	.05	53
REPR/MAINT TOTAL	.94	53
PAYROLL	.42	42
ELEVATOR	.14	52
HVAC	.12	53
ELECTRICAL	.05	50
STRUCT/ROOF	.23	37
PLUMBING	.02	45
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.06	51

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.41	53
ELECTRICAL	1.30	50
GAS	.01	22
FUEL OIL	.01	21
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	48
RDS/GNDS/SEC TOTAL	.18	53
RDS/GNDS TOTAL	.05	49
RDS/GNDS PAYRL	.03	1
RDS/GNDS CONTR	.08	16
RDS/GNDS OTHER	.05	40

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.13	49
SEC PAYROLL	.06	2
SEC CONTRACTS	.13	49
SEC OTHER	.01	5
ADMIN TOTAL	.98	53
PAYROLL	.12	36
MGMT FEES	.76	52
LEGAL FEES	.03	44
AUDIT FEES	.04	42
GEN OFC EXP	.01	43
OTHER ADM EXP	.01	49

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.63	52
REAL ESTATE TAX	1.37	52
BUILDING INS	.16	52
PERS PROP TAX	.00	33
OTHER TAX	.06	45
LEASING EXPENSES	.26	47
ADV/PROMOTION	.10	46
COMM/FEES	.07	43
TENANT ALTS	.05	42
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.55	46
CLEANING	.20	7
REPAIR/MAINT	.42	42
RDS/GROUNDS	.03	1
SECURITY	.05	2
ADMINISTRATIVE	.12	36
TOTAL CONTRACTS	2.35	53
CLEANING	.77	52
REPAIR/MAINT	.49	48
RDS/GROUNDS	.08	16
SECURITY	.13	49
ADMINISTRATIVE	.81	53

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	88,283 SQ. FT.				83,914 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					20.94	22.11		
RETAIL AREA	1	12.26	12.26						
OTHER AREA									
TOTAL RENT	3	20.51	22.11						
MISCELLANEOUS	2	.34	.34						
TOTAL INCOME	3	20.75	22.11						
EXPENSE									
CLEANING	3	.96	.76			1.01	.76		
REPAIR-MAINT	3	.83	.91			.87	.91		
UTILITIES	3	2.13	2.11			2.24	2.11		
RDS/GRNDS/SEC	3	.30	.20			.30	.20		
ADMINISTRATIVE	3	1.14	.99			1.14	.99		
TOTAL OPER EXP	3	5.37	4.98			5.65	4.98		
FIXED EXPENSES	3	2.22	2.38			2.22	2.38		
TOTAL OPER + FIX	3	7.59	7.49			7.86	7.49		
LEASING EXP	2	.19	.21						
TOTAL PAYROLL	1	.12	.12						
TOTAL CONTRACT	3	2.23	2.01						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3811	2
AVG SQFT/RETAIL TENANT	1165	1
AVG SQFT/OFFICE WORKER	289	1
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY	80.0	1
AVG $ RATE YR-END RENT	21.10	2
RENTABLE/GROSS SQFT	.92	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	3
PAYROLL	.12	1
CONTRACT	.62	3
SUP/MAT/MISC	.10	2
TRASH REMOVAL	.10	3
REPR/MAINT TOTAL	.91	3
PAYROLL		
ELEVATOR	.12	2
HVAC	.39	3
ELECTRICAL	.11	3
STRUCT/ROOF	.06	1
PLUMBING	.04	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.24	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.11	3
ELECTRICAL	2.08	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	2
RDS/GNDS/SEC TOTAL	.20	3
RDS/GNDS TOTAL	.28	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.18	2
RDS/GNDS OTHER	.20	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.20	2
SEC PAYROLL		
SEC CONTRACTS	.20	2
SEC OTHER		
ADMIN TOTAL	.99	3
PAYROLL		
MGMT FEES	.63	3
LEGAL FEES	.08	1
AUDIT FEES	.13	1
GEN OFC EXP	.05	1
OTHER ADM EXP	1.05	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.38	3
REAL ESTATE TAX	2.09	3
BUILDING INS	.21	3
PERS PROP TAX	.05	1
OTHER TAX	.03	3
LEASING EXPENSES	.21	2
ADV/PROMOTION	.02	1
COMM/FEES	.26	1
TENANT ALTS	.07	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.12	1
CLEANING	.12	1
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	2.01	3
CLEANING	.62	3
REPAIR/MAINT	.70	2
RDS/GROUNDS	.18	2
SECURITY	.20	2
ADMINISTRATIVE	.82	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Washington, VA

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	469,022 SQ. FT.				449,306 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					12.05	12.28	11.03	15.67
RETAIL AREA	2	16.92	16.58						
OTHER AREA	1	3.60	3.60						
TOTAL RENT	7	13.35	13.16	11.38	15.36				
MISCELLANEOUS	7	1.46	.17	.03	.39				
TOTAL INCOME	7	14.81	15.06	12.52	20.42				
EXPENSE									
CLEANING	7	.80	.82	.63	1.13	.84	.87	.63	1.13
REPAIR-MAINT	7	.97	.91	.58	1.51	1.01	.91	.58	1.81
UTILITIES	7	1.69	1.65	1.59	1.85	1.76	1.65	1.59	2.03
RDS/GRNDS/SEC	7	.15	.12	.07	.27	.15	.12	.07	.27
ADMINISTRATIVE	7	2.54	.90	.38	1.29	2.54	.90	.38	1.29
TOTAL OPER EXP	7	6.15	4.53	3.69	6.08	6.41	4.53	3.69	6.85
FIXED EXPENSES	7	1.44	1.43	1.03	1.81	1.44	1.43	1.03	1.81
TOTAL OPER+FIX	7	7.59	6.53	5.12	7.89	7.85	6.99	5.12	8.67
LEASING EXP	5	.45	.36	.04	.96				
TOTAL PAYROLL	6	1.68	.71	.34	4.04				
TOTAL CONTRACT	7	1.65	1.64	.87	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7186	6
AVG SQFT/RETAIL TENANT	1384	2
AVG SQFT/OFFICE WORKER	313	2
AVG % OFFICE OCCUPANCY	92.5	6
AVG % RETAIL OCCUPANCY	94.6	2
AVG $ RATE YR-END RENT	18.83	6
RENTABLE/GROSS SQFT	.95	5

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	7	**UTILITIES TOTAL**	1.65	7	SECURITY TOTAL	.03	5	**FIXED EXP TOTAL**	1.43	7	**TOTAL PAYROLL**	.71	6
PAYROLL	.31	2	ELECTRICAL	1.55	7	SEC PAYROLL	.01	1	REAL ESTATE TAX	1.24	7	CLEANING	.31	2
CONTRACT	.65	6	GAS	.20	2	SEC CONTRACTS	.02	5	BUILDING INS	.15	7	REPAIR/MAINT	.39	4
SUP/MAT/MISC	.04	6	FUEL OIL	.00	1	SEC OTHER	.01	1	PERS PROP TAX	.00	3	RDS/GROUNDS	.03	1
TRASH REMOVAL	.06	7	PURCH STEAM			**ADMIN TOTAL**	.90	7	OTHER TAX	.05	6	SECURITY	.01	1
REPR/MAINT TOTAL	.91	7	PURCH CH WTR			PAYROLL	.41	3	**LEASING EXPENSES**	.36	5	ADMINISTRATIVE	.41	3
PAYROLL	.39	4	COAL			MGMT FEES	.41	7	ADV/PROMOTION	.02	5	**TOTAL CONTRACTS**	1.64	7
ELEVATOR	.09	7	WATER/SEWER	.10	7	LEGAL FEES	.07	4	COMM/FEES	.36	4	CLEANING	.65	6
HVAC	.19	7	**RDS/GNDS/SEC TOTAL**	.12	7	AUDIT FEES	.08	3	TENANT ALTS	.04	3	REPAIR/MAINT	.37	5
ELECTRICAL	.04	6	RDS/GNDS TOTAL	.09	7	GEN OFC EXP	.07	5	BUY-OUTS			RDS/GROUNDS	.07	7
STRUCT/ROOF	.00	1	RDS/GNDS PAYRL	.03	1	OTHER ADM EXP	.07	6				SECURITY	.02	5
PLUMBING	.02	4	RDS/GNDS CONTR	.07	7							ADMINISTRATIVE	.57	7
FIRE/LIFE SFTY	.00	2	RDS/GNDS OTHER	.02	3									
OTHER MAINT/SUP	.12	7												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	25 BLDS	5,114,450 SQ. FT.				4,939,030 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	24					17.22	17.03	14.83	19.67
RETAIL AREA	14	10.02	11.37	5.72	17.95				
OTHER AREA	7	5.42	6.15	4.15	11.74				
TOTAL RENT	25	16.84	16.62	14.22	19.42				
MISCELLANEOUS	17	.19	.01	.01	.13				
TOTAL INCOME	25	16.96	16.62	14.87	19.42				
EXPENSE									
CLEANING	25	.84	.84	.72	1.01	.87	.86	.74	1.06
REPAIR-MAINT	25	1.11	1.07	.75	1.42	1.15	1.15	.77	1.42
UTILITIES	25	1.28	1.39	1.13	1.57	1.28	1.32	1.10	1.64
RDS/GRNDS/SEC	25	.21	.20	.10	.24	.21	.20	.10	.24
ADMINISTRATIVE	25	.98	.93	.82	1.18	.98	.93	.82	1.18
TOTAL OPER EXP	25	4.42	4.44	3.91	4.96	4.54	4.64	4.01	5.13
FIXED EXPENSES	25	1.57	1.59	1.42	1.70	1.57	1.59	1.42	1.70
TOTAL OPER+FIX	25	6.00	6.07	5.49	6.70	6.11	6.16	5.59	6.75
LEASING EXP	23	.44	.28	.14	.56				
TOTAL PAYROLL	24	.63	.64	.47	.87				
TOTAL CONTRACT	25	2.29	2.34	1.94	2.74				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10347	25
AVG SQFT/RETAIL TENANT	3310	14
AVG SQFT/OFFICE WORKER	1245	18
AVG % OFFICE OCCUPANCY	96.2	25
AVG % RETAIL OCCUPANCY	91.8	14
AVG $ RATE YR-END RENT	19.86	21
RENTABLE/GROSS SQFT	.99	24

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.84	25	**UTILITIES TOTAL**	1.39	25	SECURITY TOTAL	.14	24	**FIXED EXP TOTAL**	1.59	24	**TOTAL PAYROLL**	.64	24
PAYROLL	.23	3	ELECTRICAL	1.25	25	SEC PAYROLL			REAL ESTATE TAX	1.31	24	CLEANING	.23	3
CONTRACT	.76	25	GAS	.01	11	SEC CONTRACTS	.14	24	BUILDING INS	.17	24	REPAIR/MAINT	.42	23
SUP/MAT/MISC	.01	24	FUEL OIL	.02	12	SEC OTHER			PERS PROP TAX	.00	18	RDS/GROUNDS		
TRASH REMOVAL	.05	25	PURCH STEAM			**ADMIN TOTAL**	.93	25	OTHER TAX	.07	22	SECURITY		
REPR/MAINT TOTAL	1.07	25	PURCH CH WTR			PAYROLL	.12	22	**LEASING EXPENSES**	.28	22	ADMINISTRATIVE	.12	22
PAYROLL	.42	23	COAL			MGMT FEES	.75	24	ADV/PROMOTION	.12	22	**TOTAL CONTRACTS**	2.34	25
ELEVATOR	.14	25	WATER/SEWER	.07	24	LEGAL FEES	.02	21	COMM/FEES	.08	20	CLEANING	.76	25
HVAC	.15	25	**RDS/GNDS/SEC TOTAL**	.20	25	AUDIT FEES	.04	20	TENANT ALTS	.05	22	REPAIR/MAINT	.40	23
ELECTRICAL	.05	23	RDS/GNDS TOTAL	.05	25	GEN OFC EXP	.00	22	BUY-OUTS			RDS/GROUNDS	.08	6
STRUCT/ROOF	.23	20	RDS/GNDS PAYRL			OTHER ADM EXP	.01	24				SECURITY	.14	24
PLUMBING	.02	20	RDS/GNDS CONTR	.08	6							ADMINISTRATIVE	.83	25
FIRE/LIFE SFTY	.01	1	RDS/GNDS OTHER	.05	21									
OTHER MAINT/SUP	.04	24												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Washington, VA

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,726,096 SQ. FT.				2,616,338 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					21.30	21.54	17.75	24.69
RETAIL AREA	5	14.12	17.22	11.20	22.70				
OTHER AREA	5	9.61	11.60	7.44	13.00				
TOTAL RENT	7	20.99	19.68	18.02	24.29				
MISCELLANEOUS	5	.03	.01	.00	.07				
TOTAL INCOME	7	21.01	19.68	18.02	24.29				
EXPENSE									
CLEANING	7	.88	.85	.80	.97	.92	.94	.83	.97
REPAIR-MAINT	7	.95	.96	.89	1.00	.99	1.00	.91	1.07
UTILITIES	7	1.24	1.24	1.04	1.44	1.29	1.29	1.06	1.45
RDS/GRNDS/SEC	7	.19	.17	.15	.22	.19	.17	.15	.22
ADMINISTRATIVE	7	1.17	1.21	1.08	1.39	1.17	1.21	1.08	1.39
TOTAL OPER EXP	7	4.43	4.55	4.37	4.63	8.56	4.59	4.49	4.81
FIXED EXPENSES	7	1.79	1.77	1.72	1.87	1.79	1.77	1.72	1.87
TOTAL OPER+FIX	7	6.22	6.31	6.09	6.58	9.21	6.32	6.24	6.58
LEASING EXP	7	.35	.21	.16	.29				
TOTAL PAYROLL	7	.51	.53	.45	.57				
TOTAL CONTRACT	7	2.23	2.64	2.44	2.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9936	7
AVG SQFT/RETAIL TENANT	3036	4
AVG SQFT/OFFICE WORKER	49748	3
AVG % OFFICE OCCUPANCY	96.8	7
AVG % RETAIL OCCUPANCY	95.1	4
AVG $ RATE YR-END RENT	20.90	7
RENTABLE/GROSS SQFT	.99	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.85	7
PAYROLL	.00	1
CONTRACT	.78	7
SUP/MAT/MISC	.01	7
TRASH REMOVAL	.05	7
REPR/MAINT TOTAL	.96	7
PAYROLL	.44	7
ELEVATOR	.16	7
HVAC	.07	7
ELECTRICAL	.04	7
STRUCT/ROOF	.21	7
PLUMBING	.01	7
FIRE/LIFE SFTY	.04	1
OTHER MAINT/SUP	.04	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.24	7
ELECTRICAL	1.17	7
GAS	.02	4
FUEL OIL	.01	5
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	7
RDS/GNDS/SEC TOTAL	.17	7
RDS/GNDS TOTAL	.04	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	1
RDS/GNDS OTHER	.04	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.13	7
SEC PAYROLL	.10	1
SEC CONTRACTS	.12	7
SEC OTHER	.01	1
ADMIN TOTAL	1.21	7
PAYROLL	.10	7
MGMT FEES	1.05	7
LEGAL FEES	.02	7
AUDIT FEES	.03	7
GEN OFC EXP	.01	7
OTHER ADM EXP	.01	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.77	7
REAL ESTATE TAX	1.51	7
BUILDING INS	.17	7
PERS PROP TAX	.00	6
OTHER TAX	.12	6
LEASING EXPENSES	.21	7
ADV/PROMOTION	.11	7
COMM/FEES	.05	7
TENANT ALTS	.04	7
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.53	7
CLEANING	.00	1
REPAIR/MAINT	.44	7
RDS/GROUNDS		
SECURITY	.10	1
ADMINISTRATIVE	.10	7
TOTAL CONTRACTS	2.64	7
CLEANING	.78	7
REPAIR/MAINT	.52	7
RDS/GROUNDS	.04	1
SECURITY	.12	7
ADMINISTRATIVE	1.10	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Wichita, KS

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	438,733 SQ. FT.				404,020 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					7.64	8.11	3.90	10.14
RETAIL AREA	1	6.06	6.06						
OTHER AREA									
TOTAL RENT	6	7.54	7.99	3.90	10.20				
MISCELLANEOUS	3	.05	.01						
TOTAL INCOME	6	7.55	8.00	3.90	10.27				
EXPENSE									
CLEANING	6	.88	.71	.39	1.04	.95	.71	.39	1.10
REPAIR-MAINT	6	1.13	.86	.50	1.21	1.21	.86	.50	1.30
UTILITIES	6	3.11	1.76	1.21	3.11	3.11	1.76	1.21	3.11
RDS/GRNDS/SEC	6	.22	.04	.01	.19	.22	.04	.01	.19
ADMINISTRATIVE	6	.31	.43	.25	.73	.31	.43	.25	.73
TOTAL OPER EXP	6	5.65	4.09	2.43	5.93	5.85	4.09	2.43	6.12
FIXED EXPENSES	6	1.32	.58	.40	1.24	1.32	.58	.40	1.24
TOTAL OPER+FIX	6	6.96	4.55	2.94	7.16	7.16	4.55	2.94	7.35
LEASING EXP	6	.28	.27	.13	.87				
TOTAL PAYROLL	5	.60	.49	.31	.66				
TOTAL CONTRACT	6	1.60	1.26	.56	1.73				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3644	6
AVG SQFT/RETAIL TENANT	8678	1
AVG SQFT/OFFICE WORKER	164	6
AVG % OFFICE OCCUPANCY	94.7	6
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	11.67	6
RENTABLE/GROSS SQFT	.78	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	6
PAYROLL		
CONTRACT	.68	6
SUP/MAT/MISC	.03	2
TRASH REMOVAL	.02	6
REPR/MAINT TOTAL	.86	6
PAYROLL	.49	5
ELEVATOR	.11	5
HVAC	.09	6
ELECTRICAL	.00	5
STRUCT/ROOF	.11	5
PLUMBING	.01	5
FIRE/LIFE SFTY	.03	1
OTHER MAINT/SUP	.10	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.76	6
ELECTRICAL	1.45	6
GAS	.22	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	6
RDS/GNDS/SEC TOTAL	.04	6
RDS/GNDS TOTAL	.02	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	6
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.33	1
SEC PAYROLL		
SEC CONTRACTS	.33	1
SEC OTHER		
ADMIN TOTAL	.43	6
PAYROLL	.19	1
MGMT FEES	.44	5
LEGAL FEES	.03	5
AUDIT FEES	.07	4
GEN OFC EXP	.03	6
OTHER ADM EXP	.01	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.56	6
REAL ESTATE TAX	.38	6
BUILDING INS	.09	6
PERS PROP TAX	.02	1
OTHER TAX	.01	5
LEASING EXPENSES	.27	6
ADV/PROMOTION	.08	4
COMM/FEES	.04	4
TENANT ALTS	.21	4
BUY-OUTS	.36	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.49	5
CLEANING		
REPAIR/MAINT	.49	5
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.19	1
TOTAL CONTRACTS	1.26	6
CLEANING	.68	6
REPAIR/MAINT	.11	5
RDS/GROUNDS	.02	6
SECURITY	.38	2
ADMINISTRATIVE	.35	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Wichita, KS

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	109,243 SQ. FT.				109,243 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.63	8.48	5.83	10.14
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	8.68	8.55	5.83	10.20				
MISCELLANEOUS	2	.09	.07						
TOTAL INCOME	4	8.74	8.61	5.84	10.27				
EXPENSE									
CLEANING	4	.75	.71	.58	.87	.75	.71	.58	.87
REPAIR-MAINT	4	.87	.86	.62	1.00	.87	.86	.62	1.00
UTILITIES	4	1.83	1.76	1.31	2.10	1.83	1.76	1.31	2.10
RDS/GRNDS/SEC	4	.04	.04	.02	.06	.04	.04	.02	.06
ADMINISTRATIVE	4	.60	.59	.43	.73	.60	.59	.43	.73
TOTAL OPER EXP	4	4.08	4.09	3.15	4.56	4.08	4.09	3.15	4.56
FIXED EXPENSES	4	.55	.58	.47	.66	.55	.58	.47	.66
TOTAL OPER + FIX	4	4.63	4.55	3.68	5.16	4.63	4.55	3.68	5.16
LEASING EXP	4	.42	.27	.13	.87				
TOTAL PAYROLL	3	.48	.49						
TOTAL CONTRACT	4	1.24	1.26	.85	1.42				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1804	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	77	4
AVG % OFFICE OCCUPANCY	95.8	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.25	4
RENTABLE/GROSS SQFT	.99	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	4
PAYROLL		
CONTRACT	.68	4
SUP/MAT/MISC	.02	1
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	.86	4
PAYROLL	.49	3
ELEVATOR	.09	3
HVAC	.09	4
ELECTRICAL	.00	3
STRUCT/ROOF	.15	4
PLUMBING	.01	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.10	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.76	4
ELECTRICAL	1.45	4
GAS	.18	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	.04	4
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.59	4
PAYROLL		
MGMT FEES	.44	4
LEGAL FEES	.03	4
AUDIT FEES	.08	3
GEN OFC EXP	.04	4
OTHER ADM EXP	.02	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.58	4
REAL ESTATE TAX	.38	4
BUILDING INS	.09	4
PERS PROP TAX	.02	1
OTHER TAX	.01	3
LEASING EXPENSES	.27	4
ADV/PROMOTION	.08	3
COMM/FEES	.05	3
TENANT ALTS	.39	2
BUY-OUTS	.36	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.49	3
CLEANING		
REPAIR/MAINT	.49	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.26	4
CLEANING	.68	4
REPAIR/MAINT	.09	3
RDS/GROUNDS	.04	4
SECURITY	.44	1
ADMINISTRATIVE	.51	2

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

Wilmington, DE

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,864,936 SQ. FT.				2,773,502 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					9.27	10.74		
RETAIL AREA	7	22.07	17.42						
OTHER AREA									
TOTAL RENT	8	9.28	10.97						
MISCELLANEOUS									
TOTAL INCOME	8	9.28	10.97						
EXPENSE									
CLEANING	8	.81	.71			.82	.79		
REPAIR-MAINT	8	3.19	1.72			3.25	1.91		
UTILITIES	8	1.44	1.45			1.43	1.45		
RDS/GRNDS/SEC	8	.53	.53			.53	.53		
ADMINISTRATIVE	8	1.39	.68			1.39	.68		
TOTAL OPER EXP	8	7.36	4.57			7.49	4.94		
FIXED EXPENSES	8	1.16	1.28			1.16	1.28		
TOTAL OPER + FIX	8	8.52	5.65			8.65	5.78		
LEASING EXP	7	.33	.63						
TOTAL PAYROLL	8	1.70	.69						
TOTAL CONTRACT	8	1.47	2.13						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	57801	8
AVG SQFT/RETAIL TENANT	2328	8
AVG SQFT/OFFICE WORKER	299	8
AVG % OFFICE OCCUPANCY	95.9	8
AVG % RETAIL OCCUPANCY	100.0	8
AVG $ RATE YR-END RENT	14.25	7
RENTABLE/GROSS SQFT	.91	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	8
PAYROLL	.04	6
CONTRACT	.69	8
SUP/MAT/MISC	.01	2
TRASH REMOVAL	.02	8
REPR/MAINT TOTAL	1.72	8
PAYROLL	.69	8
ELEVATOR	.21	8
HVAC	.24	8
ELECTRICAL	.11	8
STRUCT/ROOF	.00	1
PLUMBING	.02	8
FIRE/LIFE SFTY	.12	2
OTHER MAINT/SUP	.39	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.45	8
ELECTRICAL	1.29	8
GAS	.12	1
FUEL OIL	.11	7
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC TOTAL	.53	8
RDS/GNDS TOTAL	.05	7
RDS/GNDS PAYRL	.02	6
RDS/GNDS CONTR	.03	7
RDS/GNDS OTHER	.01	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.47	8
SEC PAYROLL	.38	6
SEC CONTRACTS	.33	8
SEC OTHER	.08	6
ADMIN TOTAL	.68	8
PAYROLL	.07	7
MGMT FEES	.21	2
LEGAL FEES	.08	1
AUDIT FEES		
GEN OFC EXP	.20	1
OTHER ADM EXP	.87	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.28	8
REAL ESTATE TAX	1.21	8
BUILDING INS	.12	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	[illegible]3	7
ADV/PROMOTION		
COMM/FEES	.28	1
TENANT ALTS	.50	7
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.69	8
CLEANING	.04	6
REPAIR/MAINT	.69	8
RDS/GROUNDS	.02	6
SECURITY	.38	6
ADMINISTRATIVE	.07	7
TOTAL CONTRACTS	2.13	8
CLEANING	.69	8
REPAIR/MAINT	.86	8
RDS/GROUNDS	.03	7
SECURITY	.33	8
ADMINISTRATIVE	.25	2

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

United States Government Sector: Special Studies

All Buildings—1987

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

All-Electric Buildings

All Buildings — 1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	460 BLDS	78,647,443 SQ. FT.				67,086,400 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	115					7.92	5.90	3.85	8.36
RETAIL AREA	5	9.92	24.21						
OTHER AREA	5	1.65	8.14						
TOTAL RENT	115	7.45	5.90	3.85	7.68				
MISCELLANEOUS	10	.44	.10	.01	.51				
TOTAL INCOME	115	7.50	5.90	3.90	7.68				
EXPENSE									
CLEANING	459	1.37	1.30	.99	1.73	1.61	1.56	1.18	2.14
REPAIR-MAINT	458	1.19	1.14	.84	1.59	1.39	1.39	1.00	1.84
UTILITIES	458	1.62	1.20	.82	1.74	1.87	1.37	.97	1.98
RDS/GRNDS/SEC	169	.62	.38	.13	.80	.62	.38	.13	.80
ADMINISTRATIVE	436	.47	.41	.30	.58	.47	.41	.30	.58
TOTAL OPER EXP	460	4.79	4.27	3.47	5.30	5.58	5.06	4.08	6.38
FIXED EXPENSES	70	.32	.10	.02	.67	.32	.10	.02	.67
TOTAL OPER + FIX	460	4.82	4.29	3.52	5.31	5.65	5.07	4.15	6.38
LEASING EXP	7	.10	.07	.01	.12				
TOTAL PAYROLL	166	2.46	2.22	.97	4.17				
TOTAL CONTRACT	168	.81	.51	.07	.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12068	358
AVG SQFT/RETAIL TENANT	3435	239
AVG SQFT/OFFICE WORKER	224	375
AVG % OFFICE OCCUPANCY	96.4	436
AVG % RETAIL OCCUPANCY	100.0	240
AVG $ RATE YR-END RENT	9.44	120
RENTABLE/GROSS SQFT	.76	404

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.35	171
PAYROLL	1.25	98
CONTRACT	.22	115
SUP/MAT/MISC	.09	144
TRASH REMOVAL	.03	157
REPR/MAINT TOTAL	1.24	170
PAYROLL	.93	125
ELEVATOR	.06	122
HVAC	.08	112
ELECTRICAL	.04	124
STRUCT/ROOF	.06	50
PLUMBING	.01	72
FIRE/LIFE SFTY	.01	71
OTHER MAINT/SUP	.09	162

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.24	394
ELECTRICAL	.96	394
GAS	.11	306
FUEL OIL	.09	114
PURCH STEAM	.41	72
PURCH CH WTR	.82	1
COAL	.12	4
WATER/SEWER	.06	153
RDS/GNDS/SEC TOTAL	.34	128
RDS/GNDS TOTAL	.13	106
RDS/GNDS PAYRL	.16	86
RDS/GNDS CONTR	.07	73
RDS/GNDS OTHER	.02	83

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.38	76
SEC PAYROLL	.39	64
SEC CONTRACTS	.20	29
SEC OTHER	.02	51
ADMIN TOTAL	.47	157
PAYROLL	.41	117
MGMT FEES	.06	12
LEGAL FEES	.04	4
AUDIT FEES	.03	4
GEN OFC EXP	.03	114
OTHER ADM EXP	.01	82

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.08	69
REAL ESTATE TAX	1.02	10
BUILDING INS	.06	65
PERS PROP TAX	.00	3
OTHER TAX	.13	4
LEASING EXPENSES	.07	7
ADV/PROMOTION	.07	3
COMM/FEES	.01	1
TENANT ALTS	.07	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.26	129
CLEANING	1.25	98
REPAIR/MAINT	.93	125
RDS/GROUNDS	.16	86
SECURITY	.39	64
ADMINISTRATIVE	.42	118
TOTAL CONTRACTS	.47	165
CLEANING	.25	115
REPAIR/MAINT	.09	145
RDS/GROUNDS	.07	73
SECURITY	.20	29
ADMINISTRATIVE	.11	11

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (2 Year)

1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	346 BLDS	65,275,227 SQ. FT.				55,675,875 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	44					8.90	7.84	6.25	13.62
RETAIL AREA	6	2.66	2.21						
OTHER AREA	11	7.14	12.24						
TOTAL RENT	44	8.47	7.29	6.25	11.78				
MISCELLANEOUS	15	1.10	.91	.10	1.75				
TOTAL INCOME	45	7.98	7.82	3.92	10.82				
EXPENSE									
CLEANING	346	1.42	1.35	1.08	1.75	1.67	1.63	1.25	2.14
REPAIR-MAINT	346	1.25	1.13	.86	1.62	1.47	1.35	1.02	1.95
UTILITIES	344	1.60	1.16	.80	1.60	1.83	1.31	.97	1.88
RDS/GRNDS/SEC	343	.27	.17	.16	.19	.27	.17	.16	.19
ADMINISTRATIVE	342	.40	.40	.31	.54	.40	.40	.31	.54
TOTAL OPER EXP	346	4.93	4.47	3.67	5.35	5.73	5.23	4.30	6.51
FIXED EXPENSES	15	.41	.20	.05	.95	.41	.20	.05	.95
TOTAL OPER + FIX	346	4.95	4.47	3.68	5.35	6.19	5.23	4.33	6.56
LEASING EXP	7	.20	.07	.00	.57				
TOTAL PAYROLL	71	2.74	2.72	1.00	3.82				
TOTAL CONTRACT	71	.86	.61	.08	1.40				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11420	313
AVG SQFT/RETAIL TENANT	3200	234
AVG SQFT/OFFICE WORKER	212	328
AVG % OFFICE OCCUPANCY	97.3	337
AVG % RETAIL OCCUPANCY	100.0	236
AVG $ RATE YR-END RENT	10.92	29
RENTABLE/GROSS SQFT	.77	346

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.46	71
PAYROLL	1.23	62
CONTRACT	.43	55
SUP/MAT/MISC	.09	67
TRASH REMOVAL	.02	65
REPR/MAINT TOTAL	1.60	71
PAYROLL	1.16	68
ELEVATOR	.08	66
HVAC	.10	68
ELECTRICAL	.03	64
STRUCT/ROOF	.08	30
PLUMBING	.01	28
FIRE/LIFE SFTY	.01	34
OTHER MAINT/SUP	.08	66

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.44	70
ELECTRICAL	1.17	69
GAS	.06	60
FUEL OIL	.00	28
PURCH STEAM	.24	17
PURCH CH WTR	.78	4
COAL		
WATER/SEWER	.05	65
RDS/GNDS/SEC TOTAL	.18	69
RDS/GNDS TOTAL	.07	58
RDS/GNDS PAYRL	.10	46
RDS/GNDS CONTR	.05	42
RDS/GNDS OTHER	.01	50

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.41	43
SEC PAYROLL	.23	36
SEC CONTRACTS	.19	21
SEC OTHER	.01	35
ADMIN TOTAL	.54	68
PAYROLL	.52	64
MGMT FEES	.18	7
LEGAL FEES	.09	3
AUDIT FEES	.01	5
GEN OFC EXP	.05	22
OTHER ADM EXP	.05	37

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.20	14
REAL ESTATE TAX	.47	5
BUILDING INS	.09	13
PERS PROP TAX	.00	2
OTHER TAX	.05	5
LEASING EXPENSES	.27	6
ADV/PROMOTION	.00	2
COMM/FEES	.27	2
TENANT ALTS	1.20	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.81	70
CLEANING	1.23	62
REPAIR/MAINT	1.16	68
RDS/GROUNDS	.10	46
SECURITY	.23	36
ADMINISTRATIVE	.52	64
TOTAL CONTRACTS	.61	70
CLEANING	.43	55
REPAIR/MAINT	.17	69
RDS/GROUNDS	.05	42
SECURITY	.19	21
ADMINISTRATIVE	.10	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	342 BLDS	65,076,735 SQ. FT.				54,960,225 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	32					8.74	8.12	1.65	13.66
RETAIL AREA	4	3.08	3.08						
OTHER AREA	2	10.62	10.43						
TOTAL RENT	32	8.44	8.09	1.48	8.68				
MISCELLANEOUS	4	.50	.28	.02	.69				
TOTAL INCOME	32	8.55	8.09	1.48	9.12				
EXPENSE									
CLEANING	342	1.40	1.32	1.04	1.72	1.66	1.62	1.24	2.13
REPAIR-MAINT	342	1.21	1.15	.87	1.59	1.44	1.42	1.05	1.89
UTILITIES	341	1.53	1.16	.81	1.63	1.78	1.34	.96	1.84
RDS/GRNDS/SEC	65	.64	.22	.09	.48	.64	.22	.09	.48
ADMINISTRATIVE	337	.41	.42	.30	.57	.41	.42	.30	.57
TOTAL OPER EXP	342	4.68	4.24	3.50	5.16	5.50	5.06	4.17	6.38
FIXED EXPENSES	15	.36	.11	.03	.89	.36	.11	.03	.89
TOTAL OPER + FIX	342	4.70	4.26	3.53	5.17	5.51	5.06	4.24	6.38
LEASING EXP	3	.09	.09						
TOTAL PAYROLL	67	2.61	2.47	1.17	3.87				
TOTAL CONTRACT	67	.84	.53	.07	1.07				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10951	306
AVG SQFT/RETAIL TENANT	3129	235
AVG SQFT/OFFICE WORKER	200	317
AVG % OFFICE OCCUPANCY	95.8	323
AVG % RETAIL OCCUPANCY	100.0	236
AVG $ RATE YR-END RENT	13.04	31
RENTABLE/GROSS SQFT	.76	333

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.49	67
PAYROLL	1.22	59
CONTRACT	.46	55
SUP/MAT/MISC	.08	66
TRASH REMOVAL	.03	64
REPR/MAINT TOTAL	1.64	67
PAYROLL	.97	67
ELEVATOR	.07	63
HVAC	.08	64
ELECTRICAL	.03	65
STRUCT/ROOF	.04	37
PLUMBING	.01	29
FIRE/LIFE SFTY	.01	36
OTHER MAINT/SUP	.07	64

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.20	287
ELECTRICAL	.93	287
GAS	.10	217
FUEL OIL	.11	62
PURCH STEAM	.42	68
PURCH CH WTR	.82	1
COAL	.12	4
WATER/SEWER	.06	55
RDS/GNDS/SEC TOTAL	.22	66
RDS/GNDS TOTAL	.07	59
RDS/GNDS PAYRL	.07	50
RDS/GNDS CONTR	.03	45
RDS/GNDS OTHER	.01	47

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	41
SEC PAYROLL	.23	34
SEC CONTRACTS	.21	20
SEC OTHER	.02	34
ADMIN TOTAL	.58	63
PAYROLL	.46	62
MGMT FEES	.05	5
LEGAL FEES	.08	3
AUDIT FEES	.02	2
GEN OFC EXP	.03	26
OTHER ADM EXP	.06	38

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.07	14
REAL ESTATE TAX	.65	5
BUILDING INS	.06	12
PERS PROP TAX	.00	2
OTHER TAX	1.79	2
LEASING EXPENSES	.09	3
ADV/PROMOTION	.07	1
COMM/FEES		
TENANT ALTS	.05	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.47	67
CLEANING	1.22	59
REPAIR/MAINT	.97	67
RDS/GROUNDS	.07	50
SECURITY	.23	34
ADMINISTRATIVE	.47	63
TOTAL CONTRACTS	.53	67
CLEANING	.46	55
REPAIR/MAINT	.10	61
RDS/GROUNDS	.05	45
SECURITY	.21	20
ADMINISTRATIVE	.10	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1983

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	279 BLDS	52,072,444 SQ. FT.				51,885,402 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	279	1.30	1.28	.97	1.63	1.31	1.29	.97	1.65
REPAIR-MAINT	279	.78	.83	.64	1.14	.79	.83	.64	1.16
UTILITIES	279	1.22	.94	.66	1.33	1.20	.85	.65	1.32
RDS/GRNDS/SEC	279	.18	.17	.16	.18	.18	.17	.16	.18
ADMINISTRATIVE	279	.28	.32	.24	.40	.28	.32	.24	.40
TOTAL OPER EXP	279	3.76	3.77	3.18	4.36	3.76	3.78	3.17	4.38
FIXED EXPENSES	1	.01	.01			.01	.01		
TOTAL OPER + FIX	19	4.40	4.48	3.56	5.27	7.24	5.14	4.11	5.37
LEASING EXP	1	.61	.61						
TOTAL PAYROLL	3	2.05	2.18						
TOTAL CONTRACT	4	.97	1.66	1.10	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12078	279
AVG SQFT/RETAIL TENANT	3529	195
AVG SQFT/OFFICE WORKER	270	262
AVG % OFFICE OCCUPANCY	97.5	279
AVG % RETAIL OCCUPANCY	100.0	196
AVG $ RATE YR-END RENT	6.73	2
RENTABLE/GROSS SQFT	.75	277

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.39	19
PAYROLL	1.29	16
CONTRACT	.75	4
SUP/MAT/MISC	.10	18
TRASH REMOVAL	.02	19
REPR/MAINT TOTAL	1.26	19
PAYROLL	.70	19
ELEVATOR	.08	19
HVAC	.05	19
ELECTRICAL	.02	17
STRUCT/ROOF		
PLUMBING	.01	17
FIRE/LIFE SFTY	.03	19
OTHER MAINT/SUP	.07	15

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.94	279
ELECTRICAL	.66	258
GAS	.06	254
FUEL OIL	.00	244
PURCH STEAM	.00	241
PURCH CH WTR	.00	239
COAL	.00	239
WATER/SEWER	.00	257
RDS/GNDS/SEC TOTAL	.17	279
RDS/GNDS TOTAL	.06	18
RDS/GNDS PAYRL	.05	16
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER	.00	14

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.48	4
SEC PAYROLL	.58	2
SEC CONTRACTS	.25	3
SEC OTHER	.04	2
ADMIN TOTAL	.33	4
PAYROLL	.26	3
MGMT FEES	.09	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.03	1
OTHER ADM EXP	.08	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.01	1
REAL ESTATE TAX		
BUILDING INS	.01	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.61	1
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS	.61	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.18	3
CLEANING	1.01	1
REPAIR/MAINT	1.92	3
RDS/GROUNDS	.05	1
SECURITY	.58	2
ADMINISTRATIVE	.26	3
TOTAL CONTRACTS	1.66	4
CLEANING	.78	4
REPAIR/MAINT	.25	4
RDS/GROUNDS	.07	2
SECURITY	.25	3
ADMINISTRATIVE	.09	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

1984

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	279 BLDS	52,348,795 SQ. FT.				44,199,150 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	278	1.40	1.34	1.03	1.73	1.66	1.63	1.24	2.10
REPAIR-MAINT	279	.90	.95	.74	1.24	1.07	1.17	.89	1.49
UTILITIES	279	1.48	1.09	.75	1.53	1.71	1.29	.89	1.90
RDS/GRNDS/SEC	279	.18	.17	.16	.18	.18	.17	.16	.18
ADMINISTRATIVE	278	.32	.35	.26	.46	.32	.35	.26	.46
TOTAL OPER EXP	279	4.29	4.09	3.48	4.81	5.03	4.96	4.08	5.90
FIXED EXPENSES	1	.02	.02			.02	.02		
TOTAL OPER + FIX	19	4.44	4.51	3.81	5.52	8.66	5.37	4.29	6.17
LEASING EXP									
TOTAL PAYROLL	3	2.33	3.37						
TOTAL CONTRACT	3	.97	1.85						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10020	263
AVG SQFT/RETAIL TENANT	3298	202
AVG SQFT/OFFICE WORKER	237	262
AVG % OFFICE OCCUPANCY	97.3	264
AVG % RETAIL OCCUPANCY	100.0	202
AVG $ RATE YR-END RENT	8.46	3
RENTABLE/GROSS SQFT	.75	277

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.47	19
PAYROLL	1.32	18
CONTRACT	.86	3
SUP/MAT/MISC	.10	17
TRASH REMOVAL	.03	19
REPR/MAINT TOTAL	1.33	19
PAYROLL	.95	18
ELEVATOR	.08	19
HVAC	.06	18
ELECTRICAL	.03	15
STRUCT/ROOF	.01	1
PLUMBING	.01	14
FIRE/LIFE SFTY	.05	15
OTHER MAINT/SUP	.07	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.09	257
ELECTRICAL	.78	257
GAS	.15	187
FUEL OIL	.22	49
PURCH STEAM	.57	61
PURCH CH WTR		
COAL		
WATER/SEWER	.04	18
RDS/GNDS/SEC TOTAL	.11	19
RDS/GNDS TOTAL	.08	18
RDS/GNDS PAYRL	.06	16
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.00	16

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.65	4
SEC PAYROLL	.08	2
SEC CONTRACTS	.55	3
SEC OTHER	.04	4
ADMIN TOTAL	.52	18
PAYROLL	.52	18
MGMT FEES	.04	1
LEGAL FEES	.00	1
AUDIT FEES		
GEN OFC EXP	.03	2
OTHER ADM EXP	.07	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.02	1
REAL ESTATE TAX		
BUILDING INS	.02	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.56	2
CLEANING	.97	2
REPAIR/MAINT	1.11	2
RDS/GROUNDS	.04	2
SECURITY	.34	2
ADMINISTRATIVE	.19	2
TOTAL CONTRACTS	1.21	2
CLEANING	.53	2
REPAIR/MAINT	.31	2
RDS/GROUNDS	.03	2
SECURITY	.29	2
ADMINISTRATIVE	.04	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	280 BLDS	52,460,713 SQ. FT.				44,317,852 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					7.24	7.30		
RETAIL AREA	1	6.11	6.11						
OTHER AREA									
TOTAL RENT	3	7.17	7.28						
MISCELLANEOUS	1	.03	.03						
TOTAL INCOME	3	7.18	7.30						
EXPENSE									
CLEANING	280	1.41	1.35	1.08	1.74	1.66	1.64	1.31	2.12
REPAIR-MAINT	280	1.06	1.09	.81	1.44	1.25	1.35	.99	1.80
UTILITIES	280	1.53	1.11	.78	1.61	1.77	1.30	.93	1.94
RDS/GRNDS/SEC	280	.18	.17	.16	.18	.18	.17	.16	.18
ADMINISTRATIVE	280	.35	.37	.26	.48	.35	.37	.26	.48
TOTAL OPER EXP	280	4.53	4.34	3.62	5.22	5.31	5.17	4.30	6.30
FIXED EXPENSES	3	.48	.30			.48	.30		
TOTAL OPER+FIX	20	4.87	5.00	4.44	5.84	6.24	5.77	5.00	6.37
LEASING EXP									
TOTAL PAYROLL	18	2.72	3.14	2.19	3.75				
TOTAL CONTRACT	19	.35	.08	.05	.18				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10177	264
AVG SQFT/RETAIL TENANT	3164	201
AVG SQFT/OFFICE WORKER	222	264
AVG % OFFICE OCCUPANCY	96.8	265
AVG % RETAIL OCCUPANCY	100.0	201
AVG $ RATE YR-END RENT	7.38	2
RENTABLE/GROSS SQFT	.75	277

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.50	20	**UTILITIES TOTAL**	1.10	258	SECURITY TOTAL	.59	5	**FIXED EXP TOTAL**	.30	3	**TOTAL PAYROLL**	3.14	18
PAYROLL	1.32	19	ELECTRICAL	.82	258	SEC PAYROLL	.43	3	REAL ESTATE TAX	.76	1	CLEANING	1.33	18
CONTRACT	.64	4	GAS	.14	192	SEC CONTRACTS	.55	3	BUILDING INS	.02	3	REPAIR/MAINT	1.17	18
SUP/MAT/MISC	.10	19	FUEL OIL	.19	40	SEC OTHER	.04	3	PERS PROP TAX			RDS/GROUNDS	.08	16
TRASH REMOVAL	.03	19	PURCH STEAM	.49	59	**ADMIN TOTAL**	.39	20	OTHER TAX			SECURITY	.43	3
REPR/MAINT TOTAL	1.71	20	PURCH CH WTR			PAYROLL	.38	20	**LEASING EXPENSES**			ADMINISTRATIVE	.39	18
PAYROLL	1.17	20	COAL			MGMT FEES	.04	1	ADV/PROMOTION			**TOTAL CONTRACTS**	.08	19
ELEVATOR	.08	20	WATER/SEWER	.05	19	LEGAL FEES			COMM/FEES			CLEANING	.74	3
HVAC	.07	19	**RDS/GNDS/SEC TOTAL**	.10	20	AUDIT FEES			TENANT ALTS			REPAIR/MAINT	.08	19
ELECTRICAL	.03	18	RDS/GNDS TOTAL	.08	19	GEN OFC EXP	.06	3	BUY-OUTS			RDS/GROUNDS	.03	3
STRUCT/ROOF			RDS/GNDS PAYRL	.08	16	OTHER ADM EXP	.04	4				SECURITY	.34	2
PLUMBING	.01	19	RDS/GNDS CONTR	.05	4							ADMINISTRATIVE	.09	1
FIRE/LIFE SFTY	.05	1	RDS/GNDS OTHER	.00	14									
OTHER MAINT/SUP	.05	19												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	279 BLDS	52,810,161 SQ. FT.				44,498,228 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					9.75	9.67		
RETAIL AREA	2	4.27	2.29						
OTHER AREA									
TOTAL RENT	2	9.53	9.45						
MISCELLANEOUS									
TOTAL INCOME	2	9.53	9.45						
EXPENSE									
CLEANING	279	1.44	1.39	1.09	1.81	1.71	1.65	1.29	2.25
REPAIR-MAINT	279	1.16	1.16	.87	1.62	1.38	1.39	1.04	1.95
UTILITIES	279	1.50	1.10	.78	1.54	1.73	1.29	.94	1.85
RDS/GRNDS/SEC	279	.19	.17	.16	.18	.19	.17	.16	.18
ADMINISTRATIVE	279	.39	.41	.31	.55	.39	.41	.31	.55
TOTAL OPER EXP	279	4.68	4.47	3.73	5.33	5.51	5.36	4.39	6.51
FIXED EXPENSES	4	.15	.18	.10	.20	.15	.18	.10	.20
TOTAL OPER+FIX	279	4.68	4.47	3.73	5.33	6.21	5.36	4.39	6.56
LEASING EXP									
TOTAL PAYROLL	18	2.71	3.38	2.11	4.14				
TOTAL CONTRACT	19	.40	.08	.06	.15				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10557	262
AVG SQFT/RETAIL TENANT	3256	202
AVG SQFT/OFFICE WORKER	217	263
AVG % OFFICE OCCUPANCY	97.2	271
AVG % RETAIL OCCUPANCY	100.0	203
AVG $ RATE YR-END RENT	9.68	2
RENTABLE/GROSS SQFT	.75	279

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.64	20	**UTILITIES TOTAL**	1.06	20	SECURITY TOTAL	.57	5	**FIXED EXP TOTAL**	.18	4	**TOTAL PAYROLL**	3.38	19
PAYROLL	1.50	17	ELECTRICAL	.93	20	SEC PAYROLL	.67	2	REAL ESTATE TAX	.17	1	CLEANING	1.50	17
CONTRACT	.47	6	GAS	.05	17	SEC CONTRACTS	.53	3	BUILDING INS	.10	4	REPAIR/MAINT	1.33	17
SUP/MAT/MISC	.09	18	FUEL OIL	.00	6	SEC OTHER	.04	3	PERS PROP TAX			RDS/GROUNDS	.07	15
TRASH REMOVAL	.03	18	PURCH STEAM	.21	3	**ADMIN TOTAL**	.67	20	OTHER TAX	.00	2	SECURITY	.67	2
REPR/MAINT TOTAL	1.72	20	PURCH CH WTR	1.40	1	PAYROLL	.56	19	**LEASING EXPENSES**			ADMINISTRATIVE	.56	19
PAYROLL	1.33	17	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.08	19
ELEVATOR	.08	19	WATER/SEWER	.04	19	LEGAL FEES			COMM/FEES			CLEANING	.47	5
HVAC	.08	18	**RDS/GNDS/SEC TOTAL**	.12	20	AUDIT FEES			TENANT ALTS			REPAIR/MAINT	.08	18
ELECTRICAL	.03	16	RDS/GNDS TOTAL	.08	19	GEN OFC EXP	.05	2	BUY-OUTS			RDS/GROUNDS	.01	5
STRUCT/ROOF	.83	1	RDS/GNDS PAYRL	.07	15	OTHER ADM EXP	.05	5				SECURITY	.53	3
PLUMBING	.01	16	RDS/GNDS CONTR	.01	5							ADMINISTRATIVE	.08	1
FIRE/LIFE SFTY	.00	1	RDS/GNDS OTHER	.00	16									
OTHER MAINT/SUP	.05	19												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1987

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	279 BLDS	52,314,569 SQ. FT.				43,945,893 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					8.12	8.12		
RETAIL AREA									
OTHER AREA	1	8.14	8.14						
TOTAL RENT	1	8.09	8.09						
MISCELLANEOUS									
TOTAL INCOME	1	8.09	8.09						
EXPENSE									
CLEANING	279	1.43	1.34	1.08	1.75	1.70	1.64	1.27	2.18
REPAIR-MAINT	279	1.15	1.17	.88	1.61	1.37	1.45	1.07	1.93
UTILITIES	279	1.48	1.14	.80	1.60	1.72	1.32	.96	1.84
RDS/GRNDS/SEC	19	.20	.11	.04	.22	.20	.11	.04	.22
ADMINISTRATIVE	277	.40	.42	.31	.56	.40	.42	.31	.56
TOTAL OPER EXP	279	4.47	4.27	3.54	5.14	5.28	5.13	4.30	6.39
FIXED EXPENSES	5	.15	.07	.01	.42	.15	.07	.01	.42
TOTAL OPER + FIX	279	4.48	4.27	3.54	5.17	5.95	5.13	4.30	6.39
LEASING EXP									
TOTAL PAYROLL	19	2.79	3.41	2.08	4.05				
TOTAL CONTRACT	19	.41	.08	.04	.14				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10259	260
AVG SQFT/RETAIL TENANT	3101	202
AVG SQFT/OFFICE WORKER	213	258
AVG % OFFICE OCCUPANCY	95.4	263
AVG % RETAIL OCCUPANCY	100.0	203
AVG $ RATE YR-END RENT	8.12	1
RENTABLE/GROSS SQFT	.75	279

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.64**	**19**
PAYROLL	1.53	17
CONTRACT	.29	8
SUP/MAT/MISC	.09	18
TRASH REMOVAL	.03	18
REPR/MAINT TOTAL	**1.71**	**19**
PAYROLL	1.31	19
ELEVATOR	.07	19
HVAC	.08	19
ELECTRICAL	.03	18
STRUCT/ROOF	.06	1
PLUMBING	.01	18
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.06	19

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.18**	**233**
ELECTRICAL	.91	233
GAS	.09	170
FUEL OIL	.12	39
PURCH STEAM	.43	57
PURCH CH WTR	.82	1
COAL		
WATER/SEWER	.04	18
RDS/GNDS/SEC TOTAL	**.11**	**19**
RDS/GNDS TOTAL	.07	18
RDS/GNDS PAYRL	.07	16
RDS/GNDS CONTR	.02	6
RDS/GNDS OTHER	.00	14

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.50	4
SEC PAYROLL	.23	2
SEC CONTRACTS	.61	3
SEC OTHER	.04	3
ADMIN TOTAL	**.58**	**18**
PAYROLL	.55	18
MGMT FEES	.15	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.02	4
OTHER ADM EXP	.01	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.04**	**4**
REAL ESTATE TAX	.65	1
BUILDING INS	.01	3
PERS PROP TAX		
OTHER TAX	.00	1
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**3.41**	**19**
CLEANING	1.53	17
REPAIR/MAINT	1.31	19
RDS/GROUNDS	.07	16
SECURITY	.23	2
ADMINISTRATIVE	.57	19
TOTAL CONTRACTS	**.08**	**19**
CLEANING	.27	8
REPAIR/MAINT	.07	16
RDS/GROUNDS	.03	6
SECURITY	.61	3
ADMINISTRATIVE	.15	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	71 BLDS	14,600,190 SQ. FT.				12,281,479 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	7					7.72	7.68	7.03	8.31
RETAIL AREA									
OTHER AREA	5	.86	4.27						
TOTAL RENT	7	6.99	7.03	6.09	7.66				
MISCELLANEOUS	4	.13	.13						
TOTAL INCOME	7	7.03	7.03	6.15	7.66				
EXPENSE									
CLEANING	71	1.26	1.21	.97	1.51	1.50	1.38	1.11	1.83
REPAIR-MAINT	71	1.02	.98	.77	1.27	1.21	1.19	.97	1.47
UTILITIES	71	1.46	1.30	.92	1.83	1.69	1.52	1.13	2.04
RDS/GRNDS/SEC	10	.67	.69	.46	1.06	.67	.69	.46	1.06
ADMINISTRATIVE	69	.44	.47	.32	.57	.44	.47	.32	.57
TOTAL OPER EXP	71	4.21	4.24	3.40	4.99	4.97	4.91	3.98	5.76
FIXED EXPENSES	4	.37	.01	.01	.60	.37	.01	.01	.60
TOTAL OPER+FIX	71	4.23	4.24	3.44	4.99	5.71	4.91	3.99	5.76
LEASING EXP									
TOTAL PAYROLL	9	1.88	1.46	.78	5.08				
TOTAL CONTRACT	10	1.15	.86	.21	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9423	68
AVG SQFT/RETAIL TENANT	2812	51
AVG SQFT/OFFICE WORKER	214	69
AVG % OFFICE OCCUPANCY	96.3	70
AVG % RETAIL OCCUPANCY	100.0	62
AVG $ RATE YR-END RENT	8.94	7
RENTABLE/GROSS SQFT	.74	69

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.04**	**10**
PAYROLL	1.15	7
CONTRACT	.59	10
SUP/MAT/MISC	.06	7
TRASH REMOVAL	.03	8
REPR/MAINT TOTAL	**1.01**	**10**
PAYROLL	.81	9
ELEVATOR	.13	10
HVAC	.07	10
ELECTRICAL	.03	9
STRUCT/ROOF	.05	5
PLUMBING	.01	8
FIRE/LIFE SFTY	.02	8
OTHER MAINT/SUP	.21	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.30**	**71**
ELECTRICAL	1.23	71
GAS	.04	46
FUEL OIL	.12	7
PURCH STEAM	.08	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	10
RDS/GNDS/SEC TOTAL	**.69**	**10**
RDS/GNDS TOTAL	.10	10
RDS/GNDS PAYRL	.18	6
RDS/GNDS CONTR	.06	3
RDS/GNDS OTHER	.07	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.66	8
SEC PAYROLL	.44	6
SEC CONTRACTS	.61	6
SEC OTHER	.05	7
ADMIN TOTAL	**.47**	**8**
PAYROLL	.40	8
MGMT FEES	.08	5
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.03	8
OTHER ADM EXP	.01	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.01**	**4**
REAL ESTATE TAX	1.18	1
BUILDING INS	.01	3
PERS PROP TAX		
OTHER TAX	.00	1
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.46**	**9**
CLEANING	1.15	7
REPAIR/MAINT	.81	9
RDS/GROUNDS	.18	6
SECURITY	.44	6
ADMINISTRATIVE	.40	8
TOTAL CONTRACTS	**.86**	**10**
CLEANING	.59	10
REPAIR/MAINT	.32	7
RDS/GROUNDS	.06	3
SECURITY	.61	6
ADMINISTRATIVE	.08	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	206,791 SQ. FT.				180,235 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					6.82	6.82		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	6.82	6.82						
MISCELLANEOUS									
TOTAL INCOME	1	6.82	6.82						
EXPENSE									
CLEANING	6	2.08	2.17	1.10	2.69	2.39	2.51	1.30	2.92
REPAIR-MAINT	6	1.28	1.34	.96	1.65	1.47	1.48	1.10	1.94
UTILITIES	6	1.60	1.39	1.02	2.33	1.81	1.50	1.15	2.75
RDS/GRNDS/SEC	1	1.06	1.06			1.06	1.06		
ADMINISTRATIVE	6	.44	.45	.28	.69	.44	.45	.28	.69
TOTAL OPER EXP	6	5.61	5.48	4.63	6.49	6.42	6.71	5.19	6.89
FIXED EXPENSES	1	.01	.01			.01	.01		
TOTAL OPER+FIX	6	5.62	5.48	4.63	6.50	6.95	6.71	5.19	6.90
LEASING EXP									
TOTAL PAYROLL	1	5.03	5.03						
TOTAL CONTRACT	1	.05	.05						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3237	6
AVG SQFT/RETAIL TENANT	334	5
AVG SQFT/OFFICE WORKER	173	6
AVG % OFFICE OCCUPANCY	93.4	6
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	7.52	1
RENTABLE/GROSS SQFT	.72	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**2.79**	**1**
PAYROLL	2.71	1
CONTRACT	.00	1
SUP/MAT/MISC	.06	1
TRASH REMOVAL	.02	1
REPR/MAINT TOTAL	**1.24**	**1**
PAYROLL	1.04	1
ELEVATOR	.05	1
HVAC	.00	1
ELECTRICAL	.04	1
STRUCT/ROOF		
PLUMBING	.01	1
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.10	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.39**	**6**
ELECTRICAL	1.34	6
GAS	.01	3
FUEL OIL	.07	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	1
RDS/GNDS/SEC TOTAL	**1.06**	**1**
RDS/GNDS TOTAL	.69	1
RDS/GNDS PAYRL	.65	1
RDS/GNDS CONTR		
RDS/GNDS OTHER	.04	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	1
SEC PAYROLL	.36	1
SEC CONTRACTS		
SEC OTHER	.01	1
ADMIN TOTAL	**.31**	**1**
PAYROLL	.27	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.03	1
OTHER ADM EXP	.01	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.01**	**1**
REAL ESTATE TAX		
BUILDING INS	.01	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**5.03**	**1**
CLEANING	2.71	1
REPAIR/MAINT	1.04	1
RDS/GROUNDS	.65	1
SECURITY	.36	1
ADMINISTRATIVE	.27	1
TOTAL CONTRACTS	**.05**	**1**
CLEANING	.00	1
REPAIR/MAINT	.05	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,280,157 SQ. FT.				1,083,303 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	16	1.23	1.22	1.06	1.48	1.45	1.47	1.19	1.72
REPAIR-MAINT	16	1.00	1.04	.81	1.23	1.18	1.28	.91	1.46
UTILITIES	16	1.42	1.30	.82	1.73	1.66	1.45	1.01	2.15
RDS/GRNDS/SEC	1	.59	.59			.59	.59		
ADMINISTRATIVE	15	.44	.41	.33	.64	.44	.41	.33	.64
TOTAL OPER EXP	16	4.10	4.24	3.52	4.53	4.82	4.64	4.24	5.74
FIXED EXPENSES									
TOTAL OPER+FIX	16	4.10	4.24	3.52	4.53	4.91	4.64	4.24	5.74
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	1	1.19	1.19						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5113	15
AVG SQFT/RETAIL TENANT	797	15
AVG SQFT/OFFICE WORKER	239	16
AVG % OFFICE OCCUPANCY	93.5	16
AVG % RETAIL OCCUPANCY	100.0	15
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.72	15

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.59	1
PAYROLL		
CONTRACT	.50	1
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	.15	1
PAYROLL		
ELEVATOR	.05	1
HVAC	.02	1
ELECTRICAL	.01	1
STRUCT/ROOF		
PLUMBING	.04	1
FIRE/LIFE SFTY	.02	1
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.30	16
ELECTRICAL	1.21	16
GAS	.06	12
FUEL OIL	.15	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.50	1
RDS/GNDS/SEC TOTAL	.59	1
RDS/GNDS TOTAL	.59	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.59	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.19	1
CLEANING	.59	1
REPAIR/MAINT		
RDS/GROUNDS	.59	1
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	30 BLDS	5,753,475 SQ. FT.				4,879,865 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					7.63	7.68		
RETAIL AREA									
OTHER AREA	1	8.14	8.14						
TOTAL RENT	2	7.62	7.66						
MISCELLANEOUS									
TOTAL INCOME	2	7.62	7.66						
EXPENSE									
CLEANING	30	1.12	1.09	.80	1.28	1.32	1.27	.97	1.65
REPAIR-MAINT	30	1.01	.90	.65	1.14	1.19	1.08	.78	1.45
UTILITIES	30	1.36	1.22	.80	1.70	1.55	1.36	.98	1.87
RDS/GRNDS/SEC	4	.58	.57	.28	.82	.58	.57	.28	.82
ADMINISTRATIVE	29	.42	.44	.32	.50	.42	.44	.32	.50
TOTAL OPER EXP	30	3.97	3.58	3.02	4.92	4.64	4.48	3.62	5.34
FIXED EXPENSES	3	.39	.01			.39	.01		
TOTAL OPER+FIX	30	4.02	3.67	3.11	4.93	5.63	4.48	3.63	5.35
LEASING EXP									
TOTAL PAYROLL	4	1.13	1.13	.78	1.46				
TOTAL CONTRACT	4	1.25	1.29	.49	1.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9135	28
AVG SQFT/RETAIL TENANT	3037	26
AVG SQFT/OFFICE WORKER	226	28
AVG % OFFICE OCCUPANCY	97.6	29
AVG % RETAIL OCCUPANCY	100.0	27
AVG $ RATE YR-END RENT	9.87	2
RENTABLE/GROSS SQFT	.77	29

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.92	4
PAYROLL	.40	2
CONTRACT	.74	4
SUP/MAT/MISC	.05	2
TRASH REMOVAL	.07	3
REPR/MAINT TOTAL	.80	4
PAYROLL	.43	4
ELEVATOR	.17	4
HVAC	.08	4
ELECTRICAL	.02	3
STRUCT/ROOF	.09	1
PLUMBING	.01	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.21	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.22	30
ELECTRICAL	1.15	30
GAS	.04	19
FUEL OIL	.05	2
PURCH STEAM	.11	1
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.57	4
RDS/GNDS TOTAL	.05	4
RDS/GNDS PAYRL	.01	1
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER	.10	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.66	3
SEC PAYROLL	.44	1
SEC CONTRACTS	.71	2
SEC OTHER	.06	2
ADMIN TOTAL	.47	3
PAYROLL	.40	3
MGMT FEES	.15	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.03	3
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.01	3
REAL ESTATE TAX	1.18	1
BUILDING INS	.01	2
PERS PROP TAX		
OTHER TAX	.00	1
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.13	4
CLEANING	.40	2
REPAIR/MAINT	.43	4
RDS/GROUNDS	.01	1
SECURITY	.44	1
ADMINISTRATIVE	.40	3
TOTAL CONTRACTS	1.29	4
CLEANING	.74	4
REPAIR/MAINT	.32	2
RDS/GROUNDS	.05	2
SECURITY	.71	2
ADMINISTRATIVE	.15	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	5,327,622 SQ. FT.				4,439,926 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	13	1.31	1.22	.96	1.70	1.57	1.42	1.19	2.07
REPAIR-MAINT	13	1.01	.95	.88	1.27	1.21	1.16	1.03	1.46
UTILITIES	13	1.59	1.50	.96	2.11	1.85	1.59	1.15	2.45
RDS/GRNDS/SEC									
ADMINISTRATIVE	13	.45	.49	.31	.56	.45	.49	.31	.56
TOTAL OPER EXP	13	4.35	4.40	3.52	4.96	5.17	5.45	4.11	5.99
FIXED EXPENSES									
TOTAL OPER+FIX	13	4.35	4.40	3.52	4.96	5.13	5.45	4.11	5.99
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10817	13
AVG SQFT/RETAIL TENANT	3950	13
AVG SQFT/OFFICE WORKER	213	13
AVG % OFFICE OCCUPANCY	98.2	13
AVG % RETAIL OCCUPANCY	100.0	13
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.72	13

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.50	13
ELECTRICAL	1.36	13
GAS	.03	10
FUEL OIL	.15	2
PURCH STEAM	.06	1
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	12 BLDS	2,127,753 SQ. FT.				1,881,912 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					8.64	9.98	8.83	12.82
RETAIL AREA									
OTHER AREA	1	12.72	12.72						
TOTAL RENT	4	8.70	9.98	8.85	12.57				
MISCELLANEOUS	2	.79	.44						
TOTAL INCOME	4	9.42	9.39	9.29	12.57				
EXPENSE									
CLEANING	12	1.29	1.40	1.02	1.80	1.46	1.76	1.28	2.39
REPAIR-MAINT	12	.68	.72	.54	.91	.77	.89	.62	1.41
UTILITIES	12	1.36	1.37	1.04	1.72	1.48	1.43	1.19	1.88
RDS/GRNDS/SEC	4	.37	.32	.10	1.21	.37	.32	.10	1.21
ADMINISTRATIVE	12	.27	.34	.24	.42	.27	.34	.24	.42
TOTAL OPER EXP	12	3.63	3.89	3.17	4.17	4.04	4.56	3.74	5.80
FIXED EXPENSES	4	1.19	1.16	.70	2.38	1.19	1.16	.70	2.38
TOTAL OPER+FIX	12	3.94	3.99	3.54	4.28	4.69	4.56	4.19	5.80
LEASING EXP									
TOTAL PAYROLL	4	1.10	2.48	1.37	4.57				
TOTAL CONTRACT	5	.55	.53	.05	.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14271	11
AVG SQFT/RETAIL TENANT	6747	6
AVG SQFT/OFFICE WORKER	179	12
AVG % OFFICE OCCUPANCY	98.4	12
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	17.46	3
RENTABLE/GROSS SQFT	.86	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.36	5
PAYROLL	1.57	3
CONTRACT	.01	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	.64	5
PAYROLL	.64	4
ELEVATOR	.04	4
HVAC	.06	3
ELECTRICAL	.05	3
STRUCT/ROOF		
PLUMBING	.03	3
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.10	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.37	12
ELECTRICAL	1.28	12
GAS	.06	6
FUEL OIL	.01	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	.32	4
RDS/GNDS TOTAL	.14	4
RDS/GNDS PAYRL	.77	2
RDS/GNDS CONTR	.14	2
RDS/GNDS OTHER	.06	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	2
SEC PAYROLL	.36	1
SEC CONTRACTS	.37	1
SEC OTHER	.02	1
ADMIN TOTAL	.33	5
PAYROLL	.26	4
MGMT FEES	.27	1
LEGAL FEES	.08	1
AUDIT FEES	.03	2
GEN OFC EXP	.03	4
OTHER ADM EXP	.02	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.16	4
REAL ESTATE TAX	1.02	2
BUILDING INS	.12	3
PERS PROP TAX	.00	1
OTHER TAX	1.91	2
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.48	4
CLEANING	1.57	3
REPAIR/MAINT	.64	4
RDS/GROUNDS	.77	2
SECURITY	.36	1
ADMINISTRATIVE	.26	4
TOTAL CONTRACTS	.83	5
CLEANING	.31	4
REPAIR/MAINT	.06	1
RDS/GROUNDS	.11	3
SECURITY	.37	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

SUBURBAN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	120,941 SQ. FT.				104,274 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.85	10.53		
RETAIL AREA									
OTHER AREA	1	12.72	12.72						
TOTAL RENT	3	10.94	10.53						
MISCELLANEOUS	1	.01	.01						
TOTAL INCOME	3	10.94	10.53						
EXPENSE									
CLEANING	4	1.37	1.55	.71	2.55	1.59	2.30	.89	3.12
REPAIR-MAINT	4	.84	1.03	.61	1.32	.98	1.47	.85	1.54
UTILITIES	4	1.35	1.37	1.00	1.81	1.56	1.56	1.22	2.00
RDS/GRNDS/SEC	3	.68	.53			.68	.53		
ADMINISTRATIVE	4	.48	.38	.32	.76	.48	.38	.32	.76
TOTAL OPER EXP	4	4.55	4.65	2.94	7.41	5.28	6.61	4.18	8.14
FIXED EXPENSES	3	1.50	1.19			1.50	1.19		
TOTAL OPER+FIX	4	5.67	6.43	3.54	9.32	6.56	7.92	4.77	10.06
LEASING EXP									
TOTAL PAYROLL	2	4.69	4.57						
TOTAL CONTRACT	3	.51	.53						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17379	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	182	4
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.94	2
RENTABLE/GROSS SQFT	.81	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.36	3
PAYROLL	2.25	2
CONTRACT	.01	2
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.12	3
PAYROLL	1.02	2
ELEVATOR	.04	2
HVAC	.08	2
ELECTRICAL	.05	2
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.37	4
ELECTRICAL	1.28	4
GAS	.05	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	3
RDS/GNDS/SEC TOTAL	.53	3
RDS/GNDS TOTAL	.17	3
RDS/GNDS PAYRL	1.45	1
RDS/GNDS CONTR	.14	2
RDS/GNDS OTHER	.06	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	2
SEC PAYROLL	.36	1
SEC CONTRACTS	.37	1
SEC OTHER	.02	1
ADMIN TOTAL	.34	3
PAYROLL	.40	2
MGMT FEES	.27	1
LEGAL FEES		
AUDIT FEES	.03	1
GEN OFC EXP	.03	3
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.19	3
REAL ESTATE TAX	1.04	1
BUILDING INS	.09	2
PERS PROP TAX		
OTHER TAX	1.91	2
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	4.57	2
CLEANING	2.25	2
REPAIR/MAINT	1.02	2
RDS/GROUNDS	1.45	1
SECURITY	.36	1
ADMINISTRATIVE	.40	2
TOTAL CONTRACTS	.53	3
CLEANING	.31	2
REPAIR/MAINT	.06	1
RDS/GROUNDS	.14	2
SECURITY	.37	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	920,791 SQ. FT.				747,894 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.19	1.12	1.02	1.29	1.46	1.49	1.28	1.74
REPAIR-MAINT	4	.68	.65	.54	.81	.84	.82	.62	1.22
UTILITIES	4	1.46	1.46	1.08	1.80	1.64	1.62	1.25	1.99
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.22	.30	.10	.43	.22	.30	.10	.43
TOTAL OPER EXP	4	3.55	3.55	3.04	4.04	4.21	4.56	3.90	4.96
FIXED EXPENSES									
TOTAL OPER+FIX	4	3.55	3.55	3.04	4.04	4.43	4.56	3.90	4.96
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9101	4
AVG SQFT/RETAIL TENANT	7924	4
AVG SQFT/OFFICE WORKER	162	4
AVG % OFFICE OCCUPANCY	96.1	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.84	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.46	4
ELECTRICAL	1.41	4
GAS	.08	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

United States Government Sector: National Cross-Tabulations

Location/Size Analyses

Location/Size Analysis

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	403 BLDS	67,270,069 SQ. FT.				58,115,887 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	86					7.66	5.62	1.80	7.25
RETAIL AREA	6	9.92	24.21						
OTHER AREA	5	.86	4.27						
TOTAL RENT	86	7.52	5.47	1.71	7.24				
MISCELLANEOUS	6	.23	.13						
TOTAL INCOME	86	7.54	5.49	1.71	7.24				
EXPENSE									
CLEANING	403	1.33	1.28	.99	1.70	1.54	1.54	1.17	2.11
REPAIR-MAINT	401	1.19	1.15	.86	1.59	1.38	1.39	1.02	1.84
UTILITIES	402	1.58	1.19	.82	1.68	1.79	1.36	.96	1.95
RDS/GRNDS/SEC	130	.64	.36	.12	.79	.64	.36	.12	.79
ADMINISTRATIVE	381	.50	.42	.30	.58	.50	.42	.30	.58
TOTAL OPER EXP	403	4.73	4.27	3.46	5.27	5.44	5.00	4.01	6.35
FIXED EXPENSES	63	.25	.07	.02	.53	.25	.07	.02	.53
TOTAL OPER+FIX	403	4.76	4.28	3.49	5.29	5.73	5.00	4.08	6.35
LEASING EXP	7	.10	.07	.01	.12				
TOTAL PAYROLL	126	2.53	2.03	.98	4.11				
TOTAL CONTRACT	128	.78	.48	.08	.97				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10710	315
AVG SQFT/RETAIL TENANT	2963	228
AVG SQFT/OFFICE WORKER	214	319
AVG % OFFICE OCCUPANCY	95.9	380
AVG % RETAIL OCCUPANCY	100.0	229
AVG $ RATE YR-END RENT	8.87	93
RENTABLE/GROSS SQFT	.75	370

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.27**	**130**
PAYROLL	1.18	80
CONTRACT	.25	77
SUP/MAT/MISC	.09	124
TRASH REMOVAL	.03	118
REPR/MAINT TOTAL	**1.27**	**129**
PAYROLL	.97	85
ELEVATOR	.06	85
HVAC	.08	74
ELECTRICAL	.03	86
STRUCT/ROOF	.06	39
PLUMBING	.01	45
FIRE/LIFE SFTY	.02	48
OTHER MAINT/SUP	.07	121

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.23**	**341**
ELECTRICAL	.95	341
GAS	.11	259
FUEL OIL	.09	111
PURCH STEAM	.40	61
PURCH CH WTR	.82	1
COAL	.12	4
WATER/SEWER	.06	114
RDS/GNDS/SEC TOTAL	**.28**	**89**
RDS/GNDS TOTAL	.10	67
RDS/GNDS PAYRL	.09	50
RDS/GNDS CONTR	.06	40
RDS/GNDS OTHER	.01	48

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.41	69
SEC PAYROLL	.42	58
SEC CONTRACTS	.20	28
SEC OTHER	.01	46
ADMIN TOTAL	**.55**	**117**
PAYROLL	.45	79
MGMT FEES	.05	10
LEGAL FEES	.01	3
AUDIT FEES	.11	2
GEN OFC EXP	.03	77
OTHER ADM EXP	.03	54

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.06**	**62**
REAL ESTATE TAX	1.10	7
BUILDING INS	.06	60
PERS PROP TAX	.00	1
OTHER TAX	.00	2
LEASING EXPENSES	**.07**	**7**
ADV/PROMOTION	.07	3
COMM/FEES	.01	1
TENANT ALTS	.07	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**2.08**	**89**
CLEANING	1.18	80
REPAIR/MAINT	.97	85
RDS/GROUNDS	.09	50
SECURITY	.42	58
ADMINISTRATIVE	.46	80
TOTAL CONTRACTS	**.45**	**125**
CLEANING	.25	77
REPAIR/MAINT	.12	110
RDS/GROUNDS	.06	39
SECURITY	.20	28
ADMINISTRATIVE	.11	11

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	98 BLDS	2,557,787 SQ. FT.				2,143,322 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					6.28	4.26	1.45	6.36
RETAIL AREA									
OTHER AREA									
TOTAL RENT	8	6.28	4.26	1.45	6.36				
MISCELLANEOUS									
TOTAL INCOME	8	6.28	4.26	1.45	6.36				
EXPENSE									
CLEANING	98	1.47	1.32	.99	2.06	1.76	1.52	1.15	2.46
REPAIR-MAINT	98	1.43	1.44	1.03	1.73	1.71	1.64	1.19	2.06
UTILITIES	98	1.11	.99	.79	1.34	1.32	1.15	.92	1.70
RDS/GRNDS/SEC	7	.76	.72	.21	1.06	.76	.72	.21	1.06
ADMINISTRATIVE	94	.51	.43	.31	.62	.51	.43	.31	.62
TOTAL OPER EXP	98	4.56	4.52	3.54	5.40	5.43	5.24	4.31	6.63
FIXED EXPENSES	9	.33	.12	.02	.55	.33	.12	.02	.55
TOTAL OPER+FIX	98	4.58	4.52	3.56	5.40	6.28	5.24	4.33	6.63
LEASING EXP	3	.49	.07						
TOTAL PAYROLL	8	3.41	3.03	1.84	5.13				
TOTAL CONTRACT	9	.53	.38	.03	.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2882	94
AVG SQFT/RETAIL TENANT	411	36
AVG SQFT/OFFICE WORKER	228	94
AVG % OFFICE OCCUPANCY	93.5	96
AVG % RETAIL OCCUPANCY	100.0	36
AVG $ RATE YR-END RENT	8.16	7
RENTABLE/GROSS SQFT	.70	95

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.90**	**9**
PAYROLL	2.38	6
CONTRACT	.02	7
SUP/MAT/MISC	.12	9
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	**1.21**	**10**
PAYROLL	1.04	7
ELEVATOR	.04	6
HVAC	.09	7
ELECTRICAL	.04	7
STRUCT/ROOF	.26	2
PLUMBING	.01	6
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.22	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.14**	**57**
ELECTRICAL	.88	57
GAS	.18	48
FUEL OIL	.22	10
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	7
RDS/GNDS/SEC TOTAL	**.72**	**7**
RDS/GNDS TOTAL	.38	6
RDS/GNDS PAYRL	.54	4
RDS/GNDS CONTR	.17	2
RDS/GNDS OTHER	.04	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.38	6
SEC PAYROLL	.39	4
SEC CONTRACTS	.14	2
SEC OTHER	.01	5
ADMIN TOTAL	**.32**	**7**
PAYROLL	.29	6
MGMT FEES	.29	1
LEGAL FEES		
AUDIT FEES	.20	1
GEN OFC EXP	.03	5
OTHER ADM EXP	.01	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.12**	**9**
REAL ESTATE TAX	.86	2
BUILDING INS	.12	9
PERS PROP TAX		
OTHER TAX	.00	1
LEASING EXPENSES	**.07**	**3**
ADV/PROMOTION	.06	2
COMM/FEES		
TENANT ALTS	1.20	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**3.03**	**9**
CLEANING	2.38	6
REPAIR/MAINT	1.04	7
RDS/GROUNDS	.54	4
SECURITY	.39	4
ADMINISTRATIVE	.29	6
TOTAL CONTRACTS	**.22**	**8**
CLEANING	.02	7
REPAIR/MAINT	.05	3
RDS/GROUNDS	.17	2
SECURITY	.14	2
ADMINISTRATIVE	.25	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	58 BLDS	4,345,320 SQ. FT.				3,544,659 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					5.49	5.49		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	5.49	5.49						
MISCELLANEOUS									
TOTAL INCOME	1	5.49	5.49						
EXPENSE									
CLEANING	58	1.48	1.29	1.06	1.68	1.81	1.63	1.27	2.06
REPAIR-MAINT	58	1.27	1.18	.93	1.58	1.55	1.50	1.12	2.24
UTILITIES	58	1.29	1.14	.80	1.65	1.56	1.30	.95	2.12
RDS/GRNDS/SEC	7	.51	.45	.23	.80	.51	.45	.23	.80
ADMINISTRATIVE	55	.50	.41	.33	.64	.50	.41	.33	.64
TOTAL OPER EXP	58	4.56	4.26	3.47	5.16	5.57	5.33	4.15	6.55
FIXED EXPENSES	2	.05	.04			.05	.04		
TOTAL OPER + FIX	58	4.56	4.26	3.47	5.20	8.40	5.33	4.15	6.55
LEASING EXP	1	.01	.01						
TOTAL PAYROLL	4	3.34	3.04	1.63	5.41				
TOTAL CONTRACT	6	.95	.81	.07	1.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4957	54
AVG SQFT/RETAIL TENANT	777	47
AVG SQFT/OFFICE WORKER	259	56
AVG % OFFICE OCCUPANCY	94.7	57
AVG % RETAIL OCCUPANCY	100.0	47
AVG $ RATE YR-END RENT	7.71	2
RENTABLE/GROSS SQFT	.73	55

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.31	6
PAYROLL	.93	4
CONTRACT	.50	6
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.54	6
PAYROLL	1.37	4
ELEVATOR	.05	5
HVAC	.08	5
ELECTRICAL	.03	5
STRUCT/ROOF		
PLUMBING	.03	5
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.10	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.20	51
ELECTRICAL	.83	51
GAS	.10	35
FUEL OIL	.16	13
PURCH STEAM	.48	7
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.39	6
RDS/GNDS TOTAL	.51	4
RDS/GNDS PAYRL	.37	2
RDS/GNDS CONTR	.52	2
RDS/GNDS OTHER	.03	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.34	3
SEC PAYROLL	.34	3
SEC CONTRACTS		
SEC OTHER	.06	2
ADMIN TOTAL	.59	4
PAYROLL	.44	4
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.00	3
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.04	2
REAL ESTATE TAX		
BUILDING INS	.04	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.01	1
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS	.01	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	3.04	4
CLEANING	.93	4
REPAIR/MAINT	1.37	4
RDS/GROUNDS	.37	2
SECURITY	.34	3
ADMINISTRATIVE	.44	4
TOTAL CONTRACTS	.81	6
CLEANING	.50	6
REPAIR/MAINT	.35	4
RDS/GROUNDS	.59	1
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	102 BLDS	18,374,024 SQ. FT.				15,862,651 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	11					6.04	5.74	4.60	7.27
RETAIL AREA	1	52.00	52.00						
OTHER AREA	1	8.14	8.14						
TOTAL RENT	11	6.05	5.74	4.60	7.27				
MISCELLANEOUS	2	.26	.26						
TOTAL INCOME	11	6.12	5.74	4.60	7.27				
EXPENSE									
CLEANING	102	1.29	1.25	.94	1.60	1.49	1.52	1.05	1.89
REPAIR-MAINT	100	1.15	1.00	.74	1.33	1.33	1.20	.84	1.56
UTILITIES	102	1.35	1.19	.78	1.58	1.54	1.35	.96	1.81
RDS/GRNDS/SEC	26	.40	.18	.08	.74	.40	.18	.08	.74
ADMINISTRATIVE	91	.45	.43	.29	.53	.45	.43	.29	.53
TOTAL OPER EXP	102	4.28	3.92	3.18	5.09	4.93	4.76	3.63	5.79
FIXED EXPENSES	10	.40	.08	.01	.92	.40	.08	.01	.92
TOTAL OPER + FIX	102	4.32	4.03	3.21	5.09	5.49	4.76	3.73	5.79
LEASING EXP	2	.11	.11						
TOTAL PAYROLL	24	2.02	1.50	.73	3.47				
TOTAL CONTRACT	21	.85	.21	.09	1.53				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6890	82
AVG SQFT/RETAIL TENANT	2709	71
AVG SQFT/OFFICE WORKER	217	84
AVG % OFFICE OCCUPANCY	96.7	91
AVG % RETAIL OCCUPANCY	100.0	72
AVG $ RATE YR-END RENT	8.88	7
RENTABLE/GROSS SQFT	.77	95

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.20	25
PAYROLL	1.37	19
CONTRACT	.71	13
SUP/MAT/MISC	.08	21
TRASH REMOVAL	.03	17
REPR/MAINT TOTAL	1.21	23
PAYROLL	.62	22
ELEVATOR	.10	21
HVAC	.08	22
ELECTRICAL	.03	22
STRUCT/ROOF	.06	7
PLUMBING	.01	18
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.06	21

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.19	96
ELECTRICAL	.96	95
GAS	.09	65
FUEL OIL	.04	12
PURCH STEAM	.38	21
PURCH CH WTR	.82	1
COAL	.04	1
WATER/SEWER	.05	19
RDS/GNDS/SEC TOTAL	.12	23
RDS/GNDS TOTAL	.07	19
RDS/GNDS PAYRL	.06	10
RDS/GNDS CONTR	.03	9
RDS/GNDS OTHER	.01	11

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.44	11
SEC PAYROLL	.64	4
SEC CONTRACTS	.24	8
SEC OTHER	.02	6
ADMIN TOTAL	.59	18
PAYROLL	.48	18
MGMT FEES	.06	3
LEGAL FEES	.05	2
AUDIT FEES	.02	1
GEN OFC EXP	.03	6
OTHER ADM EXP	.03	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.06	9
REAL ESTATE TAX	1.10	3
BUILDING INS	.06	7
PERS PROP TAX	.00	1
OTHER TAX	.00	1
LEASING EXPENSES	.11	2
ADV/PROMOTION	.07	1
COMM/FEES		
TENANT ALTS	.07	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.50	24
CLEANING	1.37	19
REPAIR/MAINT	.62	22
RDS/GROUNDS	.06	10
SECURITY	.64	4
ADMINISTRATIVE	.50	19
TOTAL CONTRACTS	.21	21
CLEANING	.71	13
REPAIR/MAINT	.10	13
RDS/GROUNDS	.06	9
SECURITY	.24	8
ADMINISTRATIVE	.15	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	47 BLDS	19,413,245 SQ. FT.				16,480,775 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					5.82	5.82		
RETAIL AREA	1	24.21	24.21						
OTHER AREA									
TOTAL RENT	1	6.54	6.54						
MISCELLANEOUS									
TOTAL INCOME	1	6.54	6.54						
EXPENSE									
CLEANING	47	1.41	1.27	1.00	1.70	1.66	1.48	1.19	2.17
REPAIR-MAINT	47	1.19	1.05	.81	1.33	1.40	1.29	.94	1.58
UTILITIES	46	1.53	1.38	.95	2.03	1.76	1.65	1.11	2.30
RDS/GRNDS/SEC	8	.25	.18	.11	.46	.25	.18	.11	.46
ADMINISTRATIVE	47	.42	.41	.29	.53	.42	.41	.29	.53
TOTAL OPER EXP	47	4.55	4.23	3.55	5.09	5.32	5.02	3.97	6.28
FIXED EXPENSES	3	.71	.15			.71	.15		
TOTAL OPER+FIX	47	4.59	4.26	3.55	5.30	6.97	5.15	4.11	6.28
LEASING EXP	1	.01	.01						
TOTAL PAYROLL	8	2.62	2.48	1.27	3.74				
TOTAL CONTRACT	8	.34	.16	.07	.68				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14391	42
AVG SQFT/RETAIL TENANT	3565	40
AVG SQFT/OFFICE WORKER	233	42
AVG % OFFICE OCCUPANCY	97.5	43
AVG % RETAIL OCCUPANCY	100.0	40
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.75	44

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.27**	**8**	**UTILITIES TOTAL**	**1.38**	**45**	SECURITY TOTAL	.42	5	**FIXED EXP TOTAL**	**.15**	**3**	**TOTAL PAYROLL**	**2.48**	**8**
PAYROLL	1.01	8	ELECTRICAL	.97	45	SEC PAYROLL	.41	4	REAL ESTATE TAX	1.01	2	CLEANING	1.01	8
CONTRACT	.01	7	GAS	.02	29	SEC CONTRACTS	.00	3	BUILDING INS	.10	3	REPAIR/MAINT	.97	7
SUP/MAT/MISC	.06	8	FUEL OIL	.01	6	SEC OTHER	.01	3	PERS PROP TAX			RDS/GROUNDS	.06	4
TRASH REMOVAL	.02	8	PURCH STEAM	.40	23	**ADMIN TOTAL**	**.45**	**8**	OTHER TAX			SECURITY	.41	4
REPR/MAINT TOTAL	**1.29**	**8**	PURCH CH WTR			PAYROLL	.44	8	**LEASING EXPENSES**	**.01**	**1**	ADMINISTRATIVE	.44	8
PAYROLL	.97	7	COAL	.24	1	MGMT FEES	.05	1	ADV/PROMOTION			**TOTAL CONTRACTS**	**.16**	**8**
ELEVATOR	.07	8	WATER/SEWER	.04	5	LEGAL FEES	.00	1	COMM/FEES	.01	1	CLEANING	.01	7
HVAC	.06	7	**RDS/GNDS/SEC TOTAL**	**.18**	**8**	AUDIT FEES			TENANT ALTS			REPAIR/MAINT	.07	8
ELECTRICAL	.03	7	RDS/GNDS TOTAL	.04	6	GEN OFC EXP	.01	5	BUY-OUTS			RDS/GROUNDS		
STRUCT/RCOF	.06	3	RDS/GNDS PAYRL	.06	4	OTHER ADM EXP	.03	3				SECURITY	.00	3
PLUMBING	.02	5	RDS/GNDS CONTR									ADMINISTRATIVE	.05	1
FIRE/LIFE SFTY	.00	3	RDS/GNDS OTHER	.00	6									
OTHER MAINT/SUP	.03	8												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	15,305,930 SQ. FT.				13,026,227 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	17	1.32	1.17	.96	1.58	1.55	1.37	1.11	1.80
REPAIR-MAINT	17	.98	1.01	.62	1.25	1.15	1.19	.78	1.59
UTILITIES	17	1.67	1.60	1.30	1.87	1.92	1.81	1.51	2.20
RDS/GRNDS/SEC	3	.25	.26			.25	.26		
ADMINISTRATIVE	17	.30	.30	.23	.38	.30	.30	.23	.38
TOTAL OPER EXP	17	4.31	4.19	3.81	4.82	5.02	4.94	4.24	5.43
FIXED EXPENSES									
TOTAL OPER+FIX	17	4.31	4.19	3.81	4.82	4.88	4.94	4.24	5.43
LEASING EXP									
TOTAL PAYROLL	3	1.58	1.91						
TOTAL CONTRACT	3	.52	.36						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	26454	15
AVG SQFT/RETAIL TENANT	7404	13
AVG SQFT/OFFICE WORKER	187	15
AVG % OFFICE OCCUPANCY	92.3	16
AVG % RETAIL OCCUPANCY	100.0	13
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.76	16

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.33**	**3**	**UTILITIES TOTAL**	**1.66**	**14**	SECURITY TOTAL	.30	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	**1.91**	**3**
PAYROLL	.98	3	ELECTRICAL	1.32	14	SEC PAYROLL	.13	1	REAL ESTATE TAX			CLEANING	.98	3
CONTRACT	.26	2	GAS	.00	7	SEC CONTRACTS	.23	2	BUILDING INS			REPAIR/MAINT	.48	3
SUP/MAT/MISC	.09	3	FUEL OIL			SEC OTHER	.01	2	PERS PROP TAX			RDS/GROUNDS	.02	2
TRASH REMOVAL	.03	3	PURCH STEAM	.38	10	**ADMIN TOTAL**	**.34**	**3**	OTHER TAX			SECURITY	.13	1
REPR/MAINT TOTAL	**.89**	**3**	PURCH CH WTR			PAYROLL	.30	3	**LEASING EXPENSES**			ADMINISTRATIVE	.30	3
PAYROLL	.48	3	COAL			MGMT FEES	.04	1	ADV/PROMOTION			**TOTAL CONTRACTS**	**.38**	**3**
ELEVATOR	.04	3	WATER/SEWER	.02	3	LEGAL FEES			COMM/FEES			CLEANING	.26	2
HVAC	.04	3	**RDS/GNDS/SEC TOTAL**	**.25**	**3**	AUDIT FEES			TENANT ALTS			REPAIR/MAINT	.04	3
ELECTRICAL	.02	3	RDS/GNDS TOTAL	.03	2	GEN OFC EXP	.06	2	BUY-OUTS			RDS/GROUNDS	.02	1
STRUCT/ROOF	.06	1	RDS/GNDS PAYRL	.02	2	OTHER ADM EXP	.01	1				SECURITY	.23	2
PLUMBING	.00	2	RDS/GNDS CONTR	.02	1							ADMINISTRATIVE	.04	1
FIRE/LIFE SFTY	.02	1	RDS/GNDS OTHER	.00	2									
OTHER MAINT/SUP	.06	3												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	53 BLDS	11,145,857 SQ. FT.				8,741,714 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	27					9.56	9.75	7.07	12.09
RETAIL AREA									
OTHER AREA	1	12.72	12.72						
TOTAL RENT	27	7.16	8.24	6.19	9.98				
MISCELLANEOUS	4	.69	.07	.02	.48				
TOTAL INCOME	27	7.36	8.69	6.19	9.99				
EXPENSE									
CLEANING	52	1.83	1.75	1.02	2.17	2.08	2.01	1.28	3.08
REPAIR-MAINT	53	1.16	.91	.67	1.60	1.48	1.32	.70	1.78
UTILITIES	52	1.89	1.52	1.06	1.88	2.35	1.76	1.24	2.11
RDS/GRNDS/SEC	36	.50	.33	.14	1.32	.50	.33	.14	1.32
ADMINISTRATIVE	51	.30	.37	.25	.46	.30	.37	.25	.46
TOTAL OPER EXP	53	5.11	4.19	3.27	7.09	6.45	5.63	4.19	8.35
FIXED EXPENSES	5	1.11	1.13	.38	2.38	1.11	1.13	.38	2.38
TOTAL OPER+FIX	53	5.18	4.26	3.79	8.30	4.76	5.82	4.28	9.86
LEASING EXP									
TOTAL PAYROLL	37	2.14	2.48	.38	5.47				
TOTAL CONTRACT	37	.97	.60	.06	.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	51846	40
AVG SQFT/RETAIL TENANT	11382	11
AVG SQFT/OFFICE WORKER	299	52
AVG % OFFICE OCCUPANCY	99.7	52
AVG % RETAIL OCCUPANCY	100.0	11
AVG $ RATE YR-END RENT	12.34	25
RENTABLE/GROSS SQFT	.83	31

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.36	38
PAYROLL	1.57	15
CONTRACT	.13	35
SUP/MAT/MISC	.09	17
TRASH REMOVAL	.05	36
REPR/MAINT TOTAL	1.12	38
PAYROLL	.72	37
ELEVATOR	.04	35
HVAC	.08	35
ELECTRICAL	.05	35
STRUCT/ROOF	.04	10
PLUMBING	.01	24
FIRE/LIFE SFTY	.01	22
OTHER MAINT/SUP	.10	38

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.47	49
ELECTRICAL	1.22	49
GAS	.09	43
FUEL OIL	.04	2
PURCH STEAM	.67	11
PURCH CH WTR		
COAL		
WATER/SEWER	.07	36
RDS/GNDS/SEC TOTAL	.33	36
RDS/GNDS TOTAL	.25	36
RDS/GNDS PAYRL	.36	33
RDS/GNDS CONTR	.11	32
RDS/GNDS OTHER	.06	32

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	4
SEC PAYROLL	.36	3
SEC CONTRACTS	.37	1
SEC OTHER	.02	2
ADMIN TOTAL	.34	37
PAYROLL	.28	35
MGMT FEES	.26	2
LEGAL FEES	.08	1
AUDIT FEES	.03	2
GEN OFC EXP	.03	34
OTHER ADM EXP	.02	25

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.13	5
REAL ESTATE TAX	1.01	3
BUILDING INS	.09	4
PERS PROP TAX	.00	1
OTHER TAX	1.91	2
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.48	37
CLEANING	1.57	15
REPAIR/MAINT	.72	37
RDS/GROUNDS	.36	33
SECURITY	.36	3
ADMINISTRATIVE	.28	35
TOTAL CONTRACTS	.60	37
CLEANING	.38	35
REPAIR/MAINT	.05	33
RDS/GROUNDS	.08	33
SECURITY	.37	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	207,931 SQ. FT.				180,672 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					10.18	9.44	4.91	12.82
RETAIL AREA									
OTHER AREA	1	12.72	12.72						
TOTAL RENT	5	10.29	9.44	4.91	12.57				
MISCELLANEOUS	2	.01	.05						
TOTAL INCOME	5	10.30	9.45	4.95	12.57				
EXPENSE									
CLEANING	9	2.09	2.27	1.55	3.96	2.41	3.02	1.91	4.17
REPAIR-MAINT	10	1.12	1.27	.86	1.97	1.28	1.48	1.13	2.06
UTILITIES	9	1.34	1.41	.91	1.99	1.54	1.77	1.17	2.00
RDS/GRNDS/SEC	4	.93	1.21	.32	2.36	.93	1.21	.32	2.36
ADMINISTRATIVE	9	.57	.43	.33	.91	.57	.43	.33	.91
TOTAL OPER EXP	10	5.56	5.10	2.94	10.02	6.38	6.61	3.61	10.50
FIXED EXPENSES	3	1.50	1.19			1.50	1.19		
TOTAL OPER+FIX	10	6.20	6.89	3.54	10.02	6.56	7.92	4.21	10.69
LEASING EXP									
TOTAL PAYROLL	3	5.20	6.41						
TOTAL CONTRACT	4	.46	.30	.06	.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6564	10
AVG SQFT/RETAIL TENANT	342	2
AVG SQFT/OFFICE WORKER	195	10
AVG % OFFICE OCCUPANCY	99.8	10
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.36	4
RENTABLE/GROSS SQFT	.72	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	2.36	4
PAYROLL	3.13	3
CONTRACT	.01	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.32	4
PAYROLL	1.08	3
ELEVATOR	.03	3
HVAC	.10	3
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.03	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.20	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.37	8
ELECTRICAL	1.22	8
GAS	.39	5
FUEL OIL	.07	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	1.21	4
RDS/GNDS TOTAL	.84	4
RDS/GNDS PAYRL	1.87	2
RDS/GNDS CONTR	.14	2
RDS/GNDS OTHER	.11	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.38	3
SEC PAYROLL	.37	2
SEC CONTRACTS	.37	1
SEC OTHER	.02	2
ADMIN TOTAL	.36	4
PAYROLL	.29	3
MGMT FEES	.27	1
LEGAL FEES		
AUDIT FEES	.03	1
GEN OFC EXP	.04	4
OTHER ADM EXP	.01	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.19	3
REAL ESTATE TAX	1.04	1
BUILDING INS	.09	2
PERS PROP TAX		
OTHER TAX	1.91	2
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	6.41	3
CLEANING	3.13	3
REPAIR/MAINT	1.08	3
RDS/GROUNDS	1.87	2
SECURITY	.37	2
ADMINISTRATIVE	.29	3
TOTAL CONTRACTS	.30	4
CLEANING	.01	3
REPAIR/MAINT	.05	2
RDS/GROUNDS	.14	2
SECURITY	.37	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	287,405 SQ. FT.				229,480 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1					13.66	13.66		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	8.21	8.21						
MISCELLANEOUS	1	.04	.04						
TOTAL INCOME	1	8.25	8.25						
EXPENSE									
CLEANING	4	1.93	1.94	1.18	2.71	2.42	2.29	1.37	3.61
REPAIR-MAINT	4	1.14	.99	.65	1.72	1.43	1.51	.80	2.47
UTILITIES	4	1.41	1.36	.86	1.80	1.74	1.71	1.26	2.14
RDS/GRNDS/SEC	2	.18	.20			.18	.20		
ADMINISTRATIVE	4	.31	.33	.24	.41	.31	.33	.24	.41
TOTAL OPER EXP	4	4.90	4.11	3.66	6.11	6.12	5.43	4.78	8.03
FIXED EXPENSES	1	.50	.50			.50	.50		
TOTAL OPER+FIX	4	5.02	4.11	3.91	6.11	6.03	5.68	4.78	8.28
LEASING EXP									
TOTAL PAYROLL	2	1.40	1.24						
TOTAL CONTRACT	2	.37	.44						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	45690	2
AVG SQFT/RETAIL TENANT	1485	2
AVG SQFT/OFFICE WORKER	229	3
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.72	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.18	2
PAYROLL	1.57	1
CONTRACT	.24	2
SUP/MAT/MISC	.12	2
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	.79	2
PAYROLL	.28	2
ELEVATOR	.02	1
HVAC	.18	1
ELECTRICAL	.03	1
STRUCT/ROOF	.04	1
PLUMBING		
FIRE/LIFE SFTY	.02	1
OTHER MAINT/SUP	.37	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.06	3
ELECTRICAL	.86	3
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	1
RDS/GNDS/SEC TOTAL	.20	2
RDS/GNDS TOTAL	.20	2
RDS/GNDS PAYRL	.08	1
RDS/GNDS CONTR	.31	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.02	1
SEC PAYROLL	.02	1
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.24	2
PAYROLL	.24	1
MGMT FEES	.25	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.50	1
REAL ESTATE TAX	.44	1
BUILDING INS	.06	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.24	2
CLEANING	1.57	1
REPAIR/MAINT	.28	2
RDS/GROUNDS	.08	1
SECURITY	.02	1
ADMINISTRATIVE	.24	1
TOTAL CONTRACTS	.44	2
CLEANING	.27	2
REPAIR/MAINT	.02	1
RDS/GROUNDS	.16	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,129,613 SQ. FT.				9[illegible]301 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.15	1.12	.49	1.68	1.38	1.49	.64	2.05
REPAIR-MAINT	6	.73	.65	.30	1.38	.88	.82	.34	1.83
UTILITIES	6	1.31	1.24	.53	1.80	1.47	1.43	.64	1.99
RDS/GRNDS/SEC	1	.17	.17			.17	.17		
ADMINISTRATIVE	5	.29	.41	.10	.67	.29	.41	.10	.67
TOTAL OPER EXP	6	3.46	3.55	1.55	5.15	4.05	4.56	1.74	6.33
FIXED EXPENSES									
TOTAL OPER+FIX	6	3.46	3.55	1.55	5.15	4.21	4.56	1.74	6.33
LEASING EXP									
TOTAL PAYROLL	2	2.25	2.31						
TOTAL CONTRACT	1	.06	.06						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9101	4
AVG SQFT/RETAIL TENANT	7924	4
AVG SQFT/OFFICE WORKER	186	5
AVG % OFFICE OCCUPANCY	96.6	5
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.86	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.97	2
PAYROLL	.90	2
CONTRACT		
SUP/MAT/MISC	.07	2
TRASH REMOVAL	.01	1
REPR/MAINT TOTAL	.97	2
PAYROLL	.88	2
ELEVATOR	.06	1
HVAC	.03	1
ELECTRICAL	.06	1
STRUCT/ROOF		
PLUMBING	.01	1
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.02	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.34	5
ELECTRICAL	1.25	5
GAS	.07	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	1
RDS/GNDS/SEC TOTAL	.17	1
RDS/GNDS TOTAL	.17	1
RDS/GNDS PAYRL	.17	1
RDS/GNDS CONTR		
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.89	1
PAYROLL	.89	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.31	2
CLEANING	.90	2
REPAIR/MAINT	.88	2
RDS/GROUNDS	.17	1
SECURITY		
ADMINISTRATIVE	.89	1
TOTAL CONTRACTS	.06	1
CLEANING		
REPAIR/MAINT	.06	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

ALL RURAL

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	231,517 SQ. FT.				228,799 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					5.26	4.09		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	5.26	4.09						
MISCELLANEOUS									
TOTAL INCOME	2	5.26	4.09						
EXPENSE									
CLEANING	4	1.67	1.53	1.26	2.14	1.69	1.68	1.30	2.25
REPAIR-MAINT	4	.65	1.31	.80	1.74	.66	1.31	.80	1.96
UTILITIES	4	2.21	.97	.77	1.85	2.24	.97	.84	1.85
RDS/GRNDS/SEC	3	.90	.92			.90	.92		
ADMINISTRATIVE	4	.08	.16	.04	.27	.08	.16	.04	.27
TOTAL OPER EXP	4	5.45	5.12	4.49	5.74	5.52	5.34	4.92	5.74
FIXED EXPENSES	2	.01	.01			.01	.01		
TOTAL OPER+FIX	4	5.46	5.12	4.49	5.75	5.61	5.34	4.93	5.75
LEASING EXP									
TOTAL PAYROLL	3	2.20	3.13						
TOTAL CONTRACT	3	.77	.10						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4487	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	236	4
AVG % OFFICE OCCUPANCY	98.7	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	6.91	2
RENTABLE/GROSS SQFT	.83	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.56	3
PAYROLL	.91	3
CONTRACT	.01	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.21	3
PAYROLL	.93	3
ELEVATOR	.05	2
HVAC	.01	3
ELECTRICAL	.02	3
STRUCT/ROOF	.01	1
PLUMBING	.02	3
FIRE/LIFE SFTY	.00	1
OTHER MAINT/SUP	.17	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.97	4
ELECTRICAL	.54	4
GAS	.31	4
FUEL OIL	.10	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.92	3
RDS/GNDS TOTAL	.35	3
RDS/GNDS PAYRL	.33	3
RDS/GNDS CONTR	.08	1
RDS/GNDS OTHER	.03	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.32	3
SEC PAYROLL	.31	3
SEC CONTRACTS		
SEC OTHER	.02	3
ADMIN TOTAL	.27	3
PAYROLL	.24	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.02	3
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.01	2
REAL ESTATE TAX		
BUILDING INS	.01	1
PERS PROP TAX	.01	1
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	3.13	3
CLEANING	.91	3
REPAIR/MAINT	.93	3
RDS/GROUNDS	.33	3
SECURITY	.31	3
ADMINISTRATIVE	.24	3
TOTAL CONTRACTS	.10	3
CLEANING	.01	3
REPAIR/MAINT	.07	2
RDS/GROUNDS	.08	1
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

RURAL LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	54,967 SQ. FT.				52,249 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					5.26	4.09		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	5.26	4.09						
MISCELLANEOUS									
TOTAL INCOME	2	5.26	4.09						
EXPENSE									
CLEANING	3	2.02	1.49			2.12	1.79		
REPAIR-MAINT	3	1.50	1.41			1.58	1.41		
UTILITIES	3	.92	.87			.97	.87		
RDS/GRNDS/SEC	2	.80	.90			.80	.90		
ADMINISTRATIVE	3	.20	.27			.20	.27		
TOTAL OPER EXP	3	5.21	4.70			5.48	5.14		
FIXED EXPENSES	2	.01	.01			.01	.01		
TOTAL OPER+FIX	3	5.22	4.72			5.61	5.14		
LEASING EXP									
TOTAL PAYROLL	2	4.00	3.74						
TOTAL CONTRACT	2	.07	.05						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4487	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	246	3
AVG % OFFICE OCCUPANCY	94.5	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	6.91	2
RENTABLE/GROSS SQFT	.83	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.88	2
PAYROLL	1.73	2
CONTRACT	.01	2
SUP/MAT/MISC	.12	2
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.31	2
PAYROLL	.93	2
ELEVATOR	.08	1
HVAC	.02	2
ELECTRICAL	.04	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.27	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.87	3
ELECTRICAL	.46	3
GAS	.41	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.90	2
RDS/GNDS TOTAL	.58	2
RDS/GNDS PAYRL	.54	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.03	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.32	2
SEC PAYROLL	.30	2
SEC CONTRACTS		
SEC OTHER	.02	2
ADMIN TOTAL	.27	2
PAYROLL	.24	2
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP	.01	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.01	2
REAL ESTATE TAX		
BUILDING INS	.01	1
PERS PROP TAX	.01	1
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	3.74	2
CLEANING	1.73	2
REPAIR/MAINT	.93	2
RDS/GROUNDS	.54	2
SECURITY	.30	2
ADMINISTRATIVE	.24	2
TOTAL CONTRACTS	.05	2
CLEANING	.01	2
REPAIR/MAINT	.08	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

United States Government Sector: City Analyses

Annapolis, MD

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	17 BLDS	796,922 SQ. FT.				794,872 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					.49	.49		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	17	.49	.49						
MISCELLANEOUS									
TOTAL INCOME	17	.49	.49						
EXPENSE									
CLEANING	17	1.75	1.75			1.75	1.75		
REPAIR-MAINT	17	2.51	2.51			2.51	2.51		
UTILITIES	17	2.48	2.48			2.48	2.48		
RDS/GRNDS/SEC	17	3.35	3.35			3.35	3.35		
ADMINISTRATIVE	17	.63	.63			.63	.63		
TOTAL OPER EXP	17	10.72	10.72			10.73	10.73		
FIXED EXPENSES									
TOTAL OPER+FIX	17	10.72	10.72			10.73	10.73		
LEASING EXP									
TOTAL PAYROLL	17	5.89	5.89						
TOTAL CONTRACT	17	1.50	.70						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23379	17
AVG SQFT/RETAIL TENANT	1025	17
AVG SQFT/OFFICE WORKER	231	17
AVG % OFFICE OCCUPANCY	100.0	17
AVG % RETAIL OCCUPANCY	100.0	17
AVG $ RATE YR-END RENT	9.60	17
RENTABLE/GROSS SQFT	.65	17

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.75	17
PAYROLL	1.18	17
CONTRACT	.20	17
SUP/MAT/MISC	.35	17
TRASH REMOVAL	.02	17
REPR/MAINT TOTAL	2.51	17
PAYROLL	1.65	17
ELEVATOR	.10	17
HVAC	.11	17
ELECTRICAL	.07	17
STRUCT/ROOF	.11	17
PLUMBING		
FIRE/LIFE SFTY	.02	17
OTHER MAINT/SUP	.46	17

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.48	17
ELECTRICAL	1.96	17
GAS	.21	17
FUEL OIL	.22	17
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	17
RDS/GNDS/SEC TOTAL	3.35	17
RDS/GNDS TOTAL	.47	17
RDS/GNDS PAYRL	.24	17
RDS/GNDS CONTR	.12	17
RDS/GNDS OTHER	.11	17

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	2.88	17
SEC PAYROLL	2.36	17
SEC CONTRACTS		
SEC OTHER	.53	17
ADMIN TOTAL	.63	17
PAYROLL	.47	17
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.16	17

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	5.89	17
CLEANING	1.18	17
REPAIR/MAINT	1.65	17
RDS/GROUNDS	.24	17
SECURITY	2.36	17
ADMINISTRATIVE	.47	17
TOTAL CONTRACTS	.70	17
CLEANING	.20	17
REPAIR/MAINT	.38	17
RDS/GROUNDS	.12	17
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Atlanta, GA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,356,270 SQ. FT.				1,183,319 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					8.68	8.68		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	8.68	8.68						
MISCELLANEOUS	1	.01	.01						
TOTAL INCOME	1	8.69	8.69						
EXPENSE									
CLEANING	3	1.03	1.08			1.18	1.18		
REPAIR-MAINT	3	1.27	1.22			1.46	1.43		
UTILITIES	3	1.38	1.07			1.40	1.07		
RDS/GRNDS/SEC	1	.19	.19			.19	.19		
ADMINISTRATIVE	3	.46	.47			.46	.47		
TOTAL OPER EXP	3	4.18	4.23			4.61	4.36		
FIXED EXPENSES									
TOTAL OPER+FIX	3	4.18	4.23			4.49	4.36		
LEASING EXP	1	.09	.09						
TOTAL PAYROLL	1	1.35	1.35						
TOTAL CONTRACT	1	2.29	2.29						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14218	2
AVG SQFT/RETAIL TENANT	30357	2
AVG SQFT/OFFICE WORKER	197	3
AVG % OFFICE OCCUPANCY	98.0	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	8.68	1
RENTABLE/GROSS SQFT	.74	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.08	1
PAYROLL	.02	1
CONTRACT	1.07	1
SUP/MAT/MISC	.00	1
TRASH REMOVAL		
REPR/MAINT TOTAL	1.21	1
PAYROLL	.82	1
ELEVATOR		
HVAC		
ELECTRICAL	.29	1
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.09	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.32	2
ELECTRICAL	1.12	2
GAS	.04	1
FUEL OIL		
PURCH STEAM	.18	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.19	1
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	1
SEC PAYROLL	.05	1
SEC CONTRACTS	.13	1
SEC OTHER	.01	1
ADMIN TOTAL	.81	1
PAYROLL	.46	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.34	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.09	1
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS	.09	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.36	1
CLEANING	.02	1
REPAIR/MAINT	.82	1
RDS/GROUNDS		
SECURITY	.05	1
ADMINISTRATIVE	.46	1
TOTAL CONTRACTS	2.29	1
CLEANING	1.07	1
REPAIR/MAINT	.29	1
RDS/GROUNDS		
SECURITY	.13	1
ADMINISTRATIVE	.81	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Baltimore, MD

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,677,894 SQ. FT.				1,406,782 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					1.65	1.65		
RETAIL AREA	4	3.08	3.08						
OTHER AREA									
TOTAL RENT	4	1.48	1.48						
MISCELLANEOUS									
TOTAL INCOME	4	1.48	1.48						
EXPENSE									
CLEANING	6	1.38	1.37			1.60	1.54		
REPAIR-MAINT	6	1.49	1.18			1.73	1.31		
UTILITIES	6	2.80	2.87			3.23	3.15		
RDS/GRNDS/SEC	4	2.30	2.30			2.30	2.30		
ADMINISTRATIVE	6	.47	.34			.47	.34		
TOTAL OPER EXP	6	7.27	5.75			8.48	6.37		
FIXED EXPENSES									
TOTAL OPER+FIX	6	7.27	5.75			7.53	6.37		
LEASING EXP									
TOTAL PAYROLL	4	4.19	4.19						
TOTAL CONTRACT	4	.87	.87						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24181	6
AVG SQFT/RETAIL TENANT	3984	6
AVG SQFT/OFFICE WORKER	162	6
AVG % OFFICE OCCUPANCY	98.0	6
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	10.43	4
RENTABLE/GROSS SQFT	.74	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.46**	4
PAYROLL	.71	4
CONTRACT	.40	4
SUP/MAT/MISC	.26	4
TRASH REMOVAL	.09	4
REPR/MAINT TOTAL	**1.80**	4
PAYROLL	1.26	4
ELEVATOR	.08	4
HVAC	.11	4
ELECTRICAL	.01	4
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY	.05	4
OTHER MAINT/SUP	.40	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**2.87**	6
ELECTRICAL	.96	6
GAS	.01	5
FUEL OIL	.02	4
PURCH STEAM	1.46	2
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	**2.30**	4
RDS/GNDS TOTAL	.27	4
RDS/GNDS PAYRL	.17	4
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.05	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	2.03	4
SEC PAYROLL	1.51	4
SEC CONTRACTS	.22	4
SEC OTHER	.31	4
ADMIN TOTAL	**.64**	4
PAYROLL	.54	4
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.10	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**4.19**	4
CLEANING	.71	4
REPAIR/MAINT	1.26	4
RDS/GROUNDS	.17	4
SECURITY	1.51	4
ADMINISTRATIVE	.54	4
TOTAL CONTRACTS	**.87**	4
CLEANING	.40	4
REPAIR/MAINT	.20	4
RDS/GROUNDS	.05	4
SECURITY	.22	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Birmingham, AL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	13 BLDS	460,137 SQ. FT.				437,815 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	13	2.58	2.14			2.77	2.36		
REPAIR-MAINT	13	6.42	4.63			6.88	4.81		
UTILITIES	13	2.50	2.06			2.67	2.27		
RDS/GRNDS/SEC	12	.78	.78			.78	.78		
ADMINISTRATIVE	13	1.64	1.23			1.64	1.23		
TOTAL OPER EXP	13	13.72	10.45			14.70	11.12		
FIXED EXPENSES									
TOTAL OPER+FIX	13	13.72	10.45			11.12	11.12		
LEASING EXP									
TOTAL PAYROLL	12	11.38	11.38						
TOTAL CONTRACT	12	2.21	2.21						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7963	1
AVG SQFT/RETAIL TENANT	465	1
AVG SQFT/OFFICE WORKER	346	1
AVG % OFFICE OCCUPANCY	96.0	13
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	4.25	12
RENTABLE/GROSS SQFT	.65	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**3.06**	12
PAYROLL	2.75	12
CONTRACT	.01	12
SUP/MAT/MISC	.24	12
TRASH REMOVAL	.05	12
REPR/MAINT TOTAL	**8.27**	12
PAYROLL	5.93	12
ELEVATOR	.43	12
HVAC		
ELECTRICAL	1.77	12
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.15	12

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**2.06**	13
ELECTRICAL	1.66	13
GAS	.17	13
FUEL OIL	.03	12
PURCH STEAM	.21	1
PURCH CH WTR		
COAL		
WATER/SEWER	.23	12
RDS/GNDS/SEC TOTAL	**.78**	12
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.78	12
SEC PAYROLL	.78	12
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**2.06**	12
PAYROLL	1.92	12
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.02	12
OTHER ADM EXP	.13	12

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**11.38**	12
CLEANING	2.75	12
REPAIR/MAINT	5.93	12
RDS/GROUNDS		
SECURITY	.78	12
ADMINISTRATIVE	1.92	12
TOTAL CONTRACTS	**2.21**	12
CLEANING	.01	12
REPAIR/MAINT	2.20	12
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Boston, MA
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,326,414 SQ. FT.				1,108,535 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.52	1.87	1.29	2.17	1.82	2.03	1.67	2.74
REPAIR-MAINT	5	1.36	1.31	1.27	1.68	1.63	1.63	1.62	1.95
UTILITIES	5	2.16	1.66	1.50	2.19	2.55	2.07	1.88	2.52
RDS/GRNDS/SEC									
ADMINISTRATIVE	5	.42	.48	.34	.87	.42	.48	.34	.87
TOTAL OPER EXP	5	5.46	5.66	4.92	6.22	6.50	6.83	6.42	7.15
FIXED EXPENSES									
TOTAL OPER+FIX	5	5.46	5.66	4.92	6.22	6.79	6.83	6.42	7.15
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	15366	5
AVG SQFT/RETAIL TENANT	1912	4
AVG SQFT/OFFICE WORKER	188	5
AVG % OFFICE OCCUPANCY	97.0	5
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.75	5

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.66	5	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.88	5	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.39	1	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL	.28	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.78	3	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			LEGAL FEES			COMM/FEES			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			AUDIT FEES			TENANT ALTS			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			GEN OFC EXP			BUY-OUTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL			OTHER ADM EXP						SECURITY		
PLUMBING			RDS/GNDS CONTR									ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Bozeman, MT
ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	94,465 SQ. FT.				76,106 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.67	.80			2.07	.80		
REPAIR-MAINT	4	1.27	.72			1.58	.72		
UTILITIES	4	.84	.84			1.03	1.16		
RDS/GRNDS/SEC									
ADMINISTRATIVE	1	.61	.61			.61	.61		
TOTAL OPER EXP	4	4.20	3.12			5.21	3.12		
FIXED EXPENSES									
TOTAL OPER+FIX	4	4.20	3.12			3.72	3.12		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT	3	1.73	1.90						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4711	1
AVG SQFT/RETAIL TENANT	285	1
AVG SQFT/OFFICE WORKER	180	1
AVG % OFFICE OCCUPANCY	100.0	1
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.74	1

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	.84	1	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.63	1	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.21	1	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			LEGAL FEES			COMM/FEES			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			AUDIT FEES			TENANT ALTS			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			GEN OFC EXP			BUY-OUTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL			OTHER ADM EXP						SECURITY		
PLUMBING			RDS/GNDS CONTR									ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Buffalo, NY
ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	538,378 SQ. FT.				483,224 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					4.95	4.38		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	4.95	4.38						
MISCELLANEOUS									
TOTAL INCOME	2	4.95	4.38						
EXPENSE									
CLEANING	4	1.69	2.26	1.58	2.90	1.89	2.51	1.89	2.90
REPAIR-MAINT	4	1.26	1.25	1.23	1.49	1.40	1.47	1.28	1.67
UTILITIES	4	1.36	1.48	1.21	1.51	1.50	1.49	1.34	1.56
RDS/GRNDS/SEC	2	1.22	1.26			1.22	1.26		
ADMINISTRATIVE	4	.47	.40	.32	.51	.47	.40	.32	.51
TOTAL OPER EXP	4	4.94	5.78	4.56	7.45	5.48	6.35	5.37	7.45
FIXED EXPENSES	2	.01	.01			.01	.01		
TOTAL OPER + FIX	4	4.94	5.79	4.56	7.46	7.35	6.36	5.37	7.46
LEASING EXP									
TOTAL PAYROLL	2	5.26	5.33						
TOTAL CONTRACT	2	.05	.05						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7292	4
AVG SQFT/RETAIL TENANT	6460	1
AVG SQFT/OFFICE WORKER	200	4
AVG % OFFICE OCCUPANCY	96.6	4
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	8.68	2
RENTABLE/GROSS SQFT	.78	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**2.90**	2
PAYROLL	2.78	2
CONTRACT	.01	2
SUP/MAT/MISC	.10	2
TRASH REMOVAL	.01	2
REPR/MAINT TOTAL	**1.48**	2
PAYROLL	1.06	2
ELEVATOR	.04	2
HVAC	.17	2
ELECTRICAL	.03	2
STRUCT/ROOF		
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.16	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.48**	4
ELECTRICAL	1.19	4
GAS	.30	3
FUEL OIL	.13	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	2
RDS/GNDS/SEC TOTAL	**1.26**	2
RDS/GNDS TOTAL	.88	2
RDS/GNDS PAYRL	.85	2
RDS/GNDS CONTR		
RDS/GNDS OTHER	.04	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.38	2
SEC PAYROLL	.38	2
SEC CONTRACTS		
SEC OTHER	.01	2
ADMIN TOTAL	**.32**	2
PAYROLL	.27	2
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.03	2
OTHER ADM EXP	.01	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.01**	2
REAL ESTATE TAX		
BUILDING INS	.01	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**5.33**	2
CLEANING	2.78	2
REPAIR/MAINT	1.06	2
RDS/GROUNDS	.85	2
SECURITY	.36	2
ADMINISTRATIVE	.27	2
TOTAL CONTRACTS	**.05**	2
CLEANING	.01	2
REPAIR/MAINT	.04	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Chicago, IL
ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,417,931 SQ. FT.				2,214,812 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					16.46	11.25		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	16.46	11.25						
MISCELLANEOUS									
TOTAL INCOME	4	16.46	11.25						
EXPENSE									
CLEANING	6	1.87	1.53	1.10	1.80	2.04	2.09	1.37	2.25
REPAIR-MAINT	6	1.34	1.24	1.14	1.46	1.47	1.51	1.24	1.97
UTILITIES	6	2.34	1.67	1.08	2.29	2.54	2.32	1.44	2.61
RDS/GRNDS/SEC	3	.42	.42			.42	.42		
ADMINISTRATIVE	6	.54	.29	.27	.47	.54	.29	.27	.47
TOTAL OPER EXP	6	6.39	4.83	3.60	6.23	6.96	6.72	4.75	7.19
FIXED EXPENSES	1	1.33	1.36			1.36	1.36		
TOTAL OPER + FIX	6	6.41	4.94	4.27	6.23	4.39	6.72	5.43	7.19
LEASING EXP	1	.04	.04						
TOTAL PAYROLL	3	1.98	1.98						
TOTAL CONTRACT	4	1.75	1.81						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14016	6
AVG SQFT/RETAIL TENANT	5593	2
AVG SQFT/OFFICE WORKER	213	6
AVG % OFFICE OCCUPANCY	97.5	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.16	4
RENTABLE/GROSS SQFT	.93	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.37**	4
PAYROLL	.89	3
CONTRACT	.85	4
SUP/MAT/MISC	.06	4
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	**1.24**	4
PAYROLL	.83	3
ELEVATOR	.14	4
HVAC	.36	4
ELECTRICAL	.03	4
STRUCT/ROOF	.05	4
PLUMBING	.13	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.22	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.67**	6
ELECTRICAL	1.32	6
GAS	.35	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	4
RDS/GNDS/SEC TOTAL	**.42**	3
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL	.01	3
RDS/GNDS CONTR	.00	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.41	3
SEC PAYROLL	.09	3
SEC CONTRACTS	.31	3
SEC OTHER	.02	3
ADMIN TOTAL	**.47**	4
PAYROLL	.16	3
MGMT FEES	.29	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.04	3
OTHER ADM EXP	.44	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.36**	1
REAL ESTATE TAX	1.18	1
BUILDING INS	.17	1
PERS PROP TAX		
OTHER TAX	.00	1
LEASING EXPENSES	**.04**	1
ADV/PROMOTION	.04	1
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.98**	3
CLEANING	.89	3
REPAIR/MAINT	.83	3
RDS/GROUNDS	.01	3
SECURITY	.09	3
ADMINISTRATIVE	.16	3
TOTAL CONTRACTS	**1.81**	4
CLEANING	.85	4
REPAIR/MAINT	.86	4
RDS/GROUNDS	.00	3
SECURITY	.31	3
ADMINISTRATIVE	.29	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Cincinnati, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,075,269 SQ. FT.				1,075,269 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					1.27	1.27		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	1.27	1.27						
MISCELLANEOUS									
TOTAL INCOME	1	1.27	1.27						
EXPENSE									
CLEANING	4	.89	.90			.89	.90		
REPAIR-MAINT	4	2.27	1.27			2.27	1.27		
UTILITIES	4	1.86	2.06			1.86	2.06		
RDS/GRNDS/SEC	4	.33	.28			.33	.28		
ADMINISTRATIVE	1	.32	.32			.32	.32		
TOTAL OPER EXP	4	5.47	4.80			5.47	4.80		
FIXED EXPENSES	4	.04	.04			.04	.04		
TOTAL OPER + FIX	4	5.51	4.86			5.51	4.86		
LEASING EXP									
TOTAL PAYROLL	4	2.44	.83						
TOTAL CONTRACT	4	.81	.79						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	139500	1
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	133	1
AVG % OFFICE OCCUPANCY	100.0	2
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	5.00	1
RENTABLE/GROSS SQFT	.00	0

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.90	4
PAYROLL	.65	2
CONTRACT	.25	4
SUP/MAT/MISC	.12	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	1.27	4
PAYROLL	.74	4
ELEVATOR	.06	4
HVAC	.13	4
ELECTRICAL	.13	4
STRUCT/ROOF	.06	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.00	3
OTHER MAINT/SUP	.13	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.06	4
ELECTRICAL	1.14	4
GAS	.35	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL	.12	4
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.28	4
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.15	4
SEC PAYROLL	.27	3
SEC CONTRACTS	.14	4
SEC OTHER	.00	1
ADMIN TOTAL	.32	1
PAYROLL	.29	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.04	1
OTHER ADM EXP	.03	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.04	4
REAL ESTATE TAX	.01	1
BUILDING INS	.04	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.83	4
CLEANING	.65	2
REPAIR/MAINT	.74	4
RDS/GROUNDS -		
SECURITY	.27	3
ADMINISTRATIVE	.29	1
TOTAL CONTRACTS	.79	4
CLEANING	.25	4
REPAIR/MAINT	.40	4
RDS/GROUNDS	.07	3
SECURITY	.14	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Cleveland, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	2,509,403 SQ. FT.				2,329,762 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.48	1.50	1.23	1.56	1.59	1.68	1.29	1.94
REPAIR-MAINT	4	.80	.80	.61	1.17	.86	.95	.74	1.23
UTILITIES	3	1.61	1.46			1.73	1.81		
RDS/GRNDS/SEC	2	.40	.41			.40	.41		
ADMINISTRATIVE	4	.31	.28	.24	.34	.31	.28	.24	.34
TOTAL OPER EXP	4	4.18	3.84	3.44	4.48	4.49	4.68	3.69	5.32
FIXED EXPENSES									
TOTAL OPER + FIX	4	4.18	3.84	3.44	4.48	4.51	4.68	3.69	5.32
LEASING EXP									
TOTAL PAYROLL	2	2.07	2.20						
TOTAL CONTRACT	2	.73	.52						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19310	3
AVG SQFT/RETAIL TENANT	16008	2
AVG SQFT/OFFICE WORKER	186	3
AVG % OFFICE OCCUPANCY	92.1	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.73	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.29	2
PAYROLL	.93	2
CONTRACT	.28	2
SUP/MAT/MISC	.06	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	1.17	2
PAYROLL	.82	2
ELEVATOR	.10	2
HVAC	.05	2
ELECTRICAL	.03	2
STRUCT/ROOF	.06	1
PLUMBING	.01	1
FIRE/LIFE SFTY	.02	1
OTHER MAINT/SUP	.13	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.46	3
ELECTRICAL	1.29	3
GAS	.01	1
FUEL OIL		
PURCH STEAM	.19	3
PURCH CH WTR		
COAL		
WATER/SEWER	.13	1
RDS/GNDS/SEC TOTAL	.41	2
RDS/GNDS TOTAL	.02	2
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.02	1
RDS/GNDS OTHER	.00	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.39	2
SEC PAYROLL	.27	2
SEC CONTRACTS	.10	2
SEC OTHER	.01	2
ADMIN TOTAL	.30	2
PAYROLL	.17	2
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.13	2
OTHER ADM EXP	.01	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.20	2
CLEANING	.93	2
REPAIR/MAINT	.82	2
RDS/GROUNDS	.02	1
SECURITY	.27	2
ADMINISTRATIVE	.17	2
TOTAL CONTRACTS	.52	2
CLEANING	.28	2
REPAIR/MAINT	.13	2
RDS/GROUNDS	.02	1
SECURITY	.10	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Detroit, MI
ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,456,458 SQ. FT.				814,966 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	10	1.53	.84			2.73	1.59		
REPAIR-MAINT	10	3.26	1.79			5.83	3.39		
UTILITIES	10	2.05	1.13			3.67	2.13		
RDS/GRNDS/SEC	9	.76	.76			.76	.76		
ADMINISTRATIVE	9	.47	.47			.47	.47		
TOTAL OPER EXP	10	7.98	4.38			14.27	8.27		
FIXED EXPENSES									
TOTAL OPER+FIX	10	7.98	4.38			8.28	8.27		
LEASING EXP									
TOTAL PAYROLL	10	3.57	1.98						
TOTAL CONTRACT	9	1.55	1.55						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	0	0
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	420	10
AVG % OFFICE OCCUPANCY	100.0	10
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	1.00	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.84	10
PAYROLL	.64	10
CONTRACT	.24	9
SUP/MAT/MISC	.06	10
TRASH REMOVAL	.05	9
REPR/MAINT TOTAL	1.79	10
PAYROLL	.86	10
ELEVATOR	.05	9
HVAC	.68	9
ELECTRICAL	.21	9
STRUCT/ROOF	.05	9
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.44	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.21	9
ELECTRICAL	1.21	9
GAS	.20	9
FUEL OIL		
PURCH STEAM	.67	9
PURCH CH WTR		
COAL		
WATER/SEWER	.13	9
RDS/GNDS/SEC TOTAL	.76	9
RDS/GNDS TOTAL	.76	9
RDS/GNDS PAYRL	.51	9
RDS/GNDS CONTR	.05	9
RDS/GNDS OTHER	.20	9

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.47	9
PAYROLL	.41	9
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.05	9
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.98	10
CLEANING	.64	10
REPAIR/MAINT	.86	10
RDS/GROUNDS	.51	9
SECURITY		
ADMINISTRATIVE	.41	9
TOTAL CONTRACTS	1.55	9
CLEANING	.24	9
REPAIR/MAINT	1.26	9
RDS/GROUNDS	.05	9
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Jacksonville, FL
ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	39 BLDS	3,390,601 SQ. FT.				3,311,750 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	37					7.24	7.24		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	37	7.24	7.24						
MISCELLANEOUS									
TOTAL INCOME	37	7.24	7.24						
EXPENSE									
CLEANING	39	.32	.78			.33	.83		
REPAIR-MAINT	39	.72	.73			.74	.78		
UTILITIES	39	2.00	1.58			2.04	1.67		
RDS/GRNDS/SEC	37	.74	.74			.74	.74		
ADMINISTRATIVE	39	1.66	.33			1.66	.33		
TOTAL OPER EXP	39	5.37	3.42			5.49	4.57		
FIXED EXPENSES	37	.01	.01			.01	.01		
TOTAL OPER+FIX	39	5.38	3.42			5.71	4.57		
LEASING EXP									
TOTAL PAYROLL	37	1.86	1.86						
TOTAL CONTRACT	37	.67	.67						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9838	2
AVG SQFT/RETAIL TENANT	1128	2
AVG SQFT/OFFICE WORKER	186	2
AVG % OFFICE OCCUPANCY	98.8	39
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	7.75	37
RENTABLE/GROSS SQFT	.87	39

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.22	37
PAYROLL		
CONTRACT		
SUP/MAT/MISC	.18	37
TRASH REMOVAL	.04	37
REPR/MAINT TOTAL	.71	37
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.71	37

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.58	39
ELECTRICAL	1.57	39
GAS	.02	39
FUEL OIL	.00	37
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	37
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.90	37
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	1.90	37
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.01	37
REAL ESTATE TAX		
BUILDING INS	.01	37
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.67	37
CLEANING		
REPAIR/MAINT	.67	37
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Kansas City, MO/KS

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,837,674 SQ. FT.				1,506,775 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	1.33	1.07	.88	1.65	1.63	1.41	1.12	2.00
REPAIR-MAINT	6	.92	.96	.67	1.50	1.12	1.20	.81	2.08
UTILITIES	6	1.60	1.41	1.32	1.92	1.92	1.79	1.53	2.62
RDS/GRNDS/SEC	2	.46	.41			.46	.41		
ADMINISTRATIVE	6	.30	.21	.13	.43	.30	.21	.13	.43
TOTAL OPER EXP	6	4.26	4.12	3.69	4.76	5.17	4.94	4.12	7.08
FIXED EXPENSES	2	.14	.11			.14	.11		
TOTAL OPER+FIX	6	4.30	4.17	3.69	4.81	6.43	4.94	4.12	7.19
LEASING EXP									
TOTAL PAYROLL	2	1.81	1.79						
TOTAL CONTRACT	2	.99	1.07						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12752	6
AVG SQFT/RETAIL TENANT	3660	3
AVG SQFT/OFFICE WORKER	180	6
AVG % OFFICE OCCUPANCY	99.0	6
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.75	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.91	2
PAYROLL	.23	2
CONTRACT	.60	2
SUP/MAT/MISC	.03	2
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	1.36	2
PAYROLL	.85	2
ELEVATOR	.36	2
HVAC	.05	2
ELECTRICAL	.02	1
STRUCT/ROOF	.00	1
PLUMBING	.04	2
FIRE/LIFE SFTY	.00	2
OTHER MAINT/SUP	.04	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.41	6
ELECTRICAL	1.09	6
GAS	.23	1
FUEL OIL		
PURCH STEAM	.40	5
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.41	2
RDS/GNDS TOTAL	.06	1
RDS/GNDS PAYRL	.06	1
RDS/GNDS CONTR		
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.38	2
SEC PAYROLL	.37	2
SEC CONTRACTS		
SEC OTHER	.01	1
ADMIN TOTAL	.36	2
PAYROLL	.30	2
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.03	2
OTHER ADM EXP	.03	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.11	2
REAL ESTATE TAX		
BUILDING INS	.11	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.79	2
CLEANING	.23	2
REPAIR/MAINT	.85	2
RDS/GROUNDS	.06	1
SECURITY	.37	2
ADMINISTRATIVE	.30	2
TOTAL CONTRACTS	1.07	2
CLEANING	.60	2
REPAIR/MAINT	.46	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Lockport, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	78,211 SQ. FT.				78,211 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	2					1.97	2.66		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	1.97	2.66						
MISCELLANEOUS									
TOTAL INCOME	2	1.97	2.66						
EXPENSE									
CLEANING	3	2.41	2.27			2.41	2.27		
REPAIR-MAINT	3	3.06	1.66			3.06	1.66		
UTILITIES	3	1.36	1.28			1.36	1.28		
RDS/GRNDS/SEC	3	.99	.91			.99	.91		
ADMINISTRATIVE	3	.35	.36			.35	.36		
TOTAL OPER EXP	3	8.17	7.88			8.17	7.88		
FIXED EXPENSES	3	.02	.02			.02	.02		
TOTAL OPER+FIX	3	8.19	7.90			8.19	7.90		
LEASING EXP									
TOTAL PAYROLL	3	6.01	5.23						
TOTAL CONTRACT	3	.04	.01						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2235	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	367	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	6.68	3
RENTABLE/GROSS SQFT	.77	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	2.27	3
PAYROLL	2.05	3
CONTRACT	.01	3
SUP/MAT/MISC	.16	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.66	3
PAYROLL	1.17	3
ELEVATOR	.05	1
HVAC	.09	3
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.00	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.35	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.28	3
ELECTRICAL	.83	3
GAS	.39	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.91	3
RDS/GNDS TOTAL	.47	3
RDS/GNDS PAYRL	.44	3
RDS/GNDS CONTR		
RDS/GNDS OTHER	.05	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.43	3
SEC PAYROLL	.42	3
SEC CONTRACTS		
SEC OTHER	.02	3
ADMIN TOTAL	.36	3
PAYROLL	.30	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.04	3
OTHER ADM EXP	.01	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.02	3
REAL ESTATE TAX		
BUILDING INS	.02	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	5.23	3
CLEANING	2.05	3
REPAIR/MAINT	1.17	3
RDS/GROUNDS	.44	3
SECURITY	.42	3
ADMINISTRATIVE	.30	3
TOTAL CONTRACTS	.01	3
CLEANING	.01	3
REPAIR/MAINT	.05	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Los Angeles, CA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,557,146 SQ. FT.				2,084,234 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.36	1.69	.83	1.70	1.67	1.91	1.21	2.08
REPAIR-MAINT	5	1.02	.87	.56	1.51	1.25	1.07	.82	1.74
UTILITIES	5	1.36	1.19	.79	1.84	1.64	1.54	1.05	2.09
RDS/GRNDS/SEC	1	.16	.16			.16	.16		
ADMINISTRATIVE	5	.46	.51	.23	.67	.46	.51	.23	.67
TOTAL OPER EXP	5	4.23	4.27	2.53	5.68	5.17	5.54	3.57	6.43
FIXED EXPENSES									
TOTAL OPER+FIX	5	4.23	4.27	2.53	5.68	5.11	5.54	3.57	6.43
LEASING EXP									
TOTAL PAYROLL	1	4.31	4.31						
TOTAL CONTRACT	1	.04	.04						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19916	4
AVG SQFT/RETAIL TENANT	2551	4
AVG SQFT/OFFICE WORKER	219	4
AVG % OFFICE OCCUPANCY	97.5	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.79	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.69**	1
PAYROLL	1.57	1
CONTRACT	.00	1
SUP/MAT/MISC	.10	1
TRASH REMOVAL	.03	1
REPR/MAINT TOTAL	**2.09**	1
PAYROLL	1.83	1
ELEVATOR	.05	1
HVAC	.08	1
ELECTRICAL	.04	1
STRUCT/ROOF		
PLUMBING	.02	1
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.19**	5
ELECTRICAL	1.16	5
GAS	.03	5
FUEL OIL	.01	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	1
RDS/GNDS/SEC TOTAL	.16	1
RDS/GNDS TOTAL	.16	1
RDS/GNDS PAYRL	.16	1
RDS/GNDS CONTR		
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.76**	1
PAYROLL	.76	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**4.31**	1
CLEANING	1.57	1
REPAIR/MAINT	1.83	1
RDS/GROUNDS	.16	1
SECURITY		
ADMINISTRATIVE	.76	1
TOTAL CONTRACTS	**.04**	1
CLEANING	.00	1
REPAIR/MAINT	.04	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,497,603 SQ. FT.				1,253,228 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.70	1.70			[illegible]	1.95		
REPAIR-MAINT	3	1.30	.93			1.55	1.13		
UTILITIES	3	1.48	1.19			1.75	1.54		
RDS/GRNDS/SEC	1	.16	.16			.16	.16		
ADMINISTRATIVE	3	.61	.58			.61	.58		
TOTAL OPER EXP	3	5.14	5.55			6.13	6.28		
FIXED EXPENSES									
TOTAL OPER+FIX	3	5.14	5.55			6.13	6.28		
LEASING EXP									
TOTAL PAYROLL	1	4.31	4.31						
TOTAL CONTRACT	1	.04	.04						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18714	2
AVG SQFT/RETAIL TENANT	1872	2
AVG SQFT/OFFICE WORKER	271	2
AVG % OFFICE OCCUPANCY	97.9	2
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.79	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.69**	1
PAYROLL	1.57	1
CONTRACT	.00	1
SUP/MAT/MISC	.10	1
TRASH REMOVAL	.03	1
REPR/MAINT TOTAL	**2.09**	1
PAYROLL	1.83	1
ELEVATOR	.05	1
HVAC	.08	1
ELECTRICAL	.04	1
STRUCT/ROOF		
PLUMBING	.02	1
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.07	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.19**	3
ELECTRICAL	1.16	3
GAS	.05	3
FUEL OIL	.01	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	1
RDS/GNDS/SEC TOTAL	.16	1
RDS/GNDS TOTAL	.16	1
RDS/GNDS PAYRL	.16	1
RDS/GNDS CONTR		
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.76**	1
PAYROLL	.76	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**4.31**	1
CLEANING	1.57	1
REPAIR/MAINT	1.83	1
RDS/GROUNDS	.16	1
SECURITY		
ADMINISTRATIVE	.76	1
TOTAL CONTRACTS	**.04**	1
CLEANING	.00	1
REPAIR/MAINT	.04	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Miami, FL

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	677,797 SQ. FT.				650,763 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					8.12	8.12		
RETAIL AREA									
OTHER AREA	1	8.14	8.14						
TOTAL RENT	1	8.09	8.09						
MISCELLANEOUS									
TOTAL INCOME	1	8.09	8.09						
EXPENSE									
CLEANING	3	1.02	1.13			1.06	1.19		
REPAIR-MAINT	3	1.97	2.00			2.05	2.12		
UTILITIES	3	1.97	1.98			2.01	1.98		
RDS/GRNDS/SEC	2	.79	.82			.79	.82		
ADMINISTRATIVE	3	.53	.55			.53	.55		
TOTAL OPER EXP	3	6.01	5.51			6.22	5.81		
FIXED EXPENSES	2	.01	.01			.01	.01		
TOTAL OPER+FIX	3	6.02	5.51			6.43	5.81		
LEASING EXP									
TOTAL PAYROLL	2	1.26	1.32						
TOTAL CONTRACT	2	1.92	1.95						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14831	2
AVG SQFT/RETAIL TENANT	3835	2
AVG SQFT/OFFICE WORKER	175	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	8.12	1
RENTABLE/GROSS SQFT	.92	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.01	2
PAYROLL		
CONTRACT	.90	2
SUP/MAT/MISC	.05	1
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	2.19	2
PAYROLL	.91	2
ELEVATOR	.33	2
HVAC	.71	2
ELECTRICAL	.01	2
STRUCT/ROOF		
PLUMBING	.01	1
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.21	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.98	3
ELECTRICAL	1.83	3
GAS	.00	3
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.23	2
RDS/GNDS/SEC TOTAL	.82	2
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.77	2
SEC PAYROLL		
SEC CONTRACTS	.71	2
SEC OTHER	.06	2
ADMIN TOTAL	.53	2
PAYROLL	.41	2
MGMT FEES	.15	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP	.02	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.01	2
REAL ESTATE TAX		
BUILDING INS	.01	2
PERS PROP TAX		
OTHER TAX	.00	1
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.32	2
CLEANING		
REPAIR/MAINT	.91	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	2
TOTAL CONTRACTS	1.95	2
CLEANING	.90	2
REPAIR/MAINT	.44	1
RDS/GROUNDS	.05	2
SECURITY	.71	2
ADMINISTRATIVE	.15	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	677,797 SQ. FT.				650,763 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					8.12	8.12		
RETAIL AREA									
OTHER AREA	1	8.14	8.14						
TOTAL RENT	1	8.09	8.09						
MISCELLANEOUS									
TOTAL INCOME	1	8.09	8.09						
EXPENSE									
CLEANING	3	1.02	1.13			1.06	1.19		
REPAIR-MAINT	3	1.97	2.00			2.05	2.12		
UTILITIES	3	1.97	1.98			2.01	1.98		
RDS/GRNDS/SEC	2	.79	.82			.79	.82		
ADMINISTRATIVE	3	.53	.55			.53	.55		
TOTAL OPER EXP	3	6.01	5.51			6.22	5.81		
FIXED EXPENSES	2	.01	.01			.01	.01		
TOTAL OPER+FIX	3	6.02	5.51			6.43	5.81		
LEASING EXP									
TOTAL PAYROLL	2	1.26	1.32						
TOTAL CONTRACT	2	1.92	1.95						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14831	2
AVG SQFT/RETAIL TENANT	3835	2
AVG SQFT/OFFICE WORKER	175	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	8.12	1
RENTABLE/GROSS SQFT	.92	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.01	2
PAYROLL		
CONTRACT	.90	2
SUP/MAT/MISC	.05	1
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	2.19	2
PAYROLL	.91	2
ELEVATOR	.33	2
HVAC	.71	2
ELECTRICAL	.01	2
STRUCT/ROOF		
PLUMBING	.01	1
FIRE/LIFE SFTY	.01	2
OTHER MAINT/SUP	.21	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.98	3
ELECTRICAL	1.83	3
GAS	.00	3
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.23	2
RDS/GNDS/SEC TOTAL	.82	2
RDS/GNDS TOTAL	.05	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.05	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.77	2
SEC PAYROLL		
SEC CONTRACTS	.71	2
SEC OTHER	.06	2
ADMIN TOTAL	.53	2
PAYROLL	.41	2
MGMT FEES	.15	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.02	2
OTHER ADM EXP	.02	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.01	2
REAL ESTATE TAX		
BUILDING INS	.01	2
PERS PROP TAX		
OTHER TAX	.00	1
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.32	2
CLEANING		
REPAIR/MAINT	.91	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.41	2
TOTAL CONTRACTS	1.95	2
CLEANING	.90	2
REPAIR/MAINT	.44	1
RDS/GROUNDS	.05	2
SECURITY	.71	2
ADMINISTRATIVE	.15	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Nashville, TN

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,300,860 SQ. FT.				935,632 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.33	.32			.46	.32		
REPAIR-MAINT	3	.43	.42			.60	.42		
UTILITIES	3	.51	.39			.71	.74		
RDS/GRNDS/SEC	3	.21	.14			.21	.14		
ADMINISTRATIVE	3	.10	.10			.10	.10		
TOTAL OPER EXP	3	1.58	1.57			2.19	1.57		
FIXED EXPENSES									
TOTAL OPER+FIX	3	1.58	1.57			1.96	1.57		
LEASING EXP									
TOTAL PAYROLL	3	.64	.63						
TOTAL CONTRACT	3	.31	.25						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	85057	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	254	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.00	0

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.32	3
PAYROLL	.25	3
CONTRACT	.03	3
SUP/MAT/MISC	.01	3
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	.42	3
PAYROLL	.35	3
ELEVATOR	.04	3
HVAC	.01	3
ELECTRICAL	.00	3
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.03	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.39	3
ELECTRICAL	.37	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	3
RDS/GNDS/SEC TOTAL	.14	3
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.14	3
SEC PAYROLL		
SEC CONTRACTS	.14	3
SEC OTHER	.00	1
ADMIN TOTAL	.10	3
PAYROLL	.02	3
MGMT FEES	.05	3
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.00	3
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.63	3
CLEANING	.25	3
REPAIR/MAINT	.35	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.02	3
TOTAL CONTRACTS	.25	3
CLEANING	.03	3
REPAIR/MAINT	.04	3
RDS/GROUNDS		
SECURITY	.14	3
ADMINISTRATIVE	.05	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

New Orleans, LA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	764,383 SQ. FT.				625,615 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.79	.72			.96	.89		
REPAIR-MAINT	3	1.14	1.17			1.39	1.31		
UTILITIES	3	1.47	1.11			1.76	1.24		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.43	.47			.43	.47		
TOTAL OPER EXP	3	3.83	4.26			4.64	4.92		
FIXED EXPENSES									
TOTAL OPER+FIX	3	3.83	4.26			4.39	4.92		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	18308	3
AVG SQFT/RETAIL TENANT	3114	2
AVG SQFT/OFFICE WORKER	249	3
AVG % OFFICE OCCUPANCY	99.5	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.66	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.11	3
ELECTRICAL	.97	3
GAS	.10	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

New York, NY
ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,952,915 SQ. FT.				2,565,973 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	2.15	2.36	1.95	3.13	2.47	3.00	2.23	3.58
REPAIR-MAINT	5	1.17	1.33	1.08	1.94	1.35	1.58	1.32	2.17
UTILITIES	5	2.56	2.78	1.79	5.15	2.92	3.01	2.17	5.65
RDS/GRNDS/SEC									
ADMINISTRATIVE	5	.29	.34	.28	.36	.29	.34	.28	.36
TOTAL OPER EXP	5	6.16	6.22	5.40	10.59	7.07	7.22	6.56	11.72
FIXED EXPENSES									
TOTAL OPER+FIX	5	6.16	6.22	5.40	10.59	8.76	7.22	6.56	11.72
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23272	5
AVG SQFT/RETAIL TENANT	1976	5
AVG SQFT/OFFICE WORKER	190	5
AVG % OFFICE OCCUPANCY	95.2	5
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.72	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.78	5
ELECTRICAL	2.40	5
GAS	.00	3
FUEL OIL		
PURCH STEAM	.75	4
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Omaha, NE
ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	446,127 SQ. FT.				399,957 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.26	1.07			1.40	1.20		
REPAIR-MAINT	3	.82	.80			.92	.89		
UTILITIES	3	.94	.76			1.04	.98		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.31	.29			.31	.29		
TOTAL OPER EXP	3	3.32	3.05			3.70	3.85		
FIXED EXPENSES									
TOTAL OPER+FIX	3	3.32	3.05			3.63	3.85		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7615	3
AVG SQFT/RETAIL TENANT	1258	3
AVG SQFT/OFFICE WORKER	189	3
AVG % OFFICE OCCUPANCY	99.0	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.72	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.76	3
ELECTRICAL	.57	3
GAS	.19	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Philadelphia, PA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	600,347 SQ. FT.				497,347 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.17	1.34			1.42	1.64		
REPAIR-MAINT	3	.81	.98			.97	1.07		
UTILITIES	3	1.31	1.38			1.58	1.66		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.29	.42			.29	.42		
TOTAL OPER EXP	3	3.58	3.91			4.32	4.78		
FIXED EXPENSES									
TOTAL OPER+FIX	3	3.58	3.91			5.28	4.78		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11718	3
AVG SQFT/RETAIL TENANT	560	2
AVG SQFT/OFFICE WORKER	200	3
AVG % OFFICE OCCUPANCY	96.6	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.77	3

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	1.27	2	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	.96	2	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.00	2	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM	.31	2	**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			LEGAL FEES			COMM/FEES			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			AUDIT FEES			TENANT ALTS			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			GEN OFC EXP			BUY-OUTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL			OTHER ADM EXP						SECURITY		
PLUMBING			RDS/GNDS CONTR									ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

Phoenix, AZ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,281,123 SQ. FT.				1,234,443 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					5.33	5.47	5.02	5.62
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	5.33	5.47	5.02	5.62				
MISCELLANEOUS									
TOTAL INCOME	4	5.33	5.47	5.02	5.62				
EXPENSE									
CLEANING	8	1.11	1.05	.87	1.09	1.15	1.05	.95	1.09
REPAIR-MAINT	8	1.18	1.25	.85	1.37	1.23	1.25	.85	1.37
UTILITIES	8	2.02	2.28	1.65	2.78	2.09	2.28	1.65	2.78
RDS/GRNDS/SEC	7	.60	.67	.38	.80	.60	.67	.38	.80
ADMINISTRATIVE	1	.55	.55			.55	.55		
TOTAL OPER EXP	8	4.90	5.18	4.07	5.62	5.08	5.18	4.07	5.62
FIXED EXPENSES	1	.02	.02			.02	.02		
TOTAL OPER+FIX	8	4.90	5.18	4.07	5.62	8.93	5.18	4.07	5.62
LEASING EXP									
TOTAL PAYROLL	2	.59	.59						
TOTAL CONTRACT	3	1.50	.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12616	5
AVG SQFT/RETAIL TENANT	778	1
AVG SQFT/OFFICE WORKER	450	1
AVG % OFFICE OCCUPANCY	95.3	6
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.78	5

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.04	3	**UTILITIES TOTAL**	2.28	4	SECURITY TOTAL	.24	2	**FIXED EXP TOTAL**	.02	1	**TOTAL PAYROLL**	.59	2
PAYROLL	.29	2	ELECTRICAL	2.19	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING	.29	2
CONTRACT	.78	3	GAS	.01	1	SEC CONTRACTS	.24	2	BUILDING INS	.02	1	REPAIR/MAINT	.30	2
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.02	1	PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.17	3	PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL	.30	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	.78	3
ELEVATOR	.57	2	WATER/SEWER	.06	3	LEGAL FEES			COMM/FEES			CLEANING	.78	3
HVAC	.14	3	**RDS/GNDS/SEC TOTAL**	.38	3	AUDIT FEES			TENANT ALTS			REPAIR/MAINT		
ELECTRICAL	.27	2	RDS/GNDS TOTAL	.11	3	GEN OFC EXP			BUY-OUTS			RDS/GROUNDS	.42	1
STRUCT/ROOF	.27	2	RDS/GNDS PAYRL			OTHER ADM EXP						SECURITY	.24	2
PLUMBING	.17	1	RDS/GNDS CONTR	.42	1							ADMINISTRATIVE		
FIRE/LIFE SFTY	.14	1	RDS/GNDS OTHER	.10	2									
OTHER MAINT/SUP	.33	2												

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

Phoenix, AZ

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	923,185 SQ. FT.				923,185 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					5.31	5.45		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	5.31	5.45						
MISCELLANEOUS									
TOTAL INCOME	3	5.31	5.45						
EXPENSE									
CLEANING	6	1.19	1.05	.75	1.72	1.19	1.05	.75	1.72
REPAIR-MAINT	6	1.41	1.25	.85	2.09	1.41	1.25	.85	2.09
UTILITIES	6	2.42	2.33	1.65	3.18	2.42	2.33	1.65	3.18
RDS/GRNDS/SEC	6	.59	.65	.24	.82	.59	.65	.24	.82
ADMINISTRATIVE									
TOTAL OPER EXP	6	5.61	5.18	4.07	7.33	5.61	5.18	4.07	7.33
FIXED EXPENSES	1	.02	.02			.02	.02		
TOTAL OPER+FIX	6	5.61	5.18	4.07	7.33	8.93	5.18	4.07	7.33
LEASING EXP									
TOTAL PAYROLL	2	.59	.59						
TOTAL CONTRACT	3	1.50	.78						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19427	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	94.3	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.76	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.04	3
PAYROLL	.29	2
CONTRACT	.78	3
SUP/MAT/MISC		
TRASH REMOVAL	.02	1
REPR/MAINT TOTAL	1.17	3
PAYROLL	.30	2
ELEVATOR	.57	2
HVAC	.14	3
ELECTRICAL	.27	2
STRUCT/ROOF	.27	2
PLUMBING	.17	1
FIRE/LIFE SFTY	.14	1
OTHER MAINT/SUP	.33	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	3.18	3
ELECTRICAL	3.06	3
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.38	3
RDS/GNDS TOTAL	.11	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.42	1
RDS/GNDS OTHER	.10	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	2
SEC PAYROLL		
SEC CONTRACTS	.24	2
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.02	1
REAL ESTATE TAX		
BUILDING INS	.02	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.59	2
CLEANING	.29	2
REPAIR/MAINT	.30	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.78	3
CLEANING	.78	3
REPAIR/MAINT		
RDS/GROUNDS	.42	1
SECURITY	.24	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Pittsburgh, PA

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	953,315 SQ. FT.				889,302 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.44	1.64			1.55	1.64		
REPAIR-MAINT	1	.74	.74			.83	.83		
UTILITIES	3	1.56	2.08			1.63	2.08		
RDS/GRNDS/SEC	2	.85	.85			.85	.85		
ADMINISTRATIVE	3	.43	.68			.43	.68		
TOTAL OPER EXP	3	4.21	5.25			4.47	5.25		
FIXED EXPENSES									
TOTAL OPER+FIX	3	4.21	5.25			4.83	5.25		
LEASING EXP									
TOTAL PAYROLL	2	3.06	3.07						
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10269	1
AVG SQFT/RETAIL TENANT	22375	1
AVG SQFT/OFFICE WORKER	202	3
AVG % OFFICE OCCUPANCY	98.8	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.84	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.65	2
PAYROLL	1.54	2
CONTRACT		
SUP/MAT/MISC	.11	2
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.08	3
ELECTRICAL	.98	3
GAS	.94	3
FUEL OIL		
PURCH STEAM	.56	1
PURCH CH WTR		
COAL		
WATER/SEWER	.16	2
RDS/GNDS/SEC TOTAL	.85	2
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.85	2
SEC PAYROLL	.84	2
SEC CONTRACTS		
SEC OTHER	.01	2
ADMIN TOTAL	.69	2
PAYROLL	.69	2
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	3.07	2
CLEANING	1.54	2
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.84	2
ADMINISTRATIVE	.69	2
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Portland, OR

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	724,201 SQ. FT.				533,638 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.27	1.33	1.19	1.57	1.72	1.82	1.51	2.09
REPAIR-MAINT	4	1.12	1.12	1.01	1.20	1.52	1.38	1.26	1.68
UTILITIES	4	1.37	1.29	1.07	1.47	1.79	1.69	1.24	1.99
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.61	.62	.57	.66	.61	.62	.57	.66
TOTAL OPER EXP	4	4.37	4.46	4.01	4.72	5.86	5.66	5.03	6.36
FIXED EXPENSES									
TOTAL OPER+FIX	4	4.37	4.46	4.01	4.72	5.69	5.66	5.03	6.36
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14724	4
AVG SQFT/RETAIL TENANT	4101	4
AVG SQFT/OFFICE WORKER	198	3
AVG % OFFICE OCCUPANCY	96.6	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.71	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.29	4
ELECTRICAL	1.13	4
GAS	.13	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Sacramento, CA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	2,[illegible]64,246 SQ. FT.				1,860,843 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	7	1.64	1.77	1.63	1.80	1.81	1.94	1.76	2.32
REPAIR-MAINT	7	1.68	1.68	1.30	2.59	1.86	1.76	1.52	3.16
UTILITIES	7	.81	.80	.66	.86	.89	.86	.82	.96
RDS/GRNDS/SEC	5	.05	.06	.04	.07	.05	.06	.04	.07
ADMINISTRATIVE	7	.38	.38	.34	.50	.38	.38	.34	.50
TOTAL OPER EXP	7	4.56	4.63	4.19	5.53	5.02	5.00	4.94	6.44
FIXED EXPENSES									
TOTAL OPER+FIX	7	4.56	4.63	4.19	5.53	5.45	5.00	4.94	6.44
LEASING EXP									
TOTAL PAYROLL	5	2.45	2.47	2.21	3.50				
TOTAL CONTRACT	5	.07	.08	.04	.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9938	2
AVG SQFT/RETAIL TENANT	2171	2
AVG SQFT/OFFICE WORKER	176	2
AVG % OFFICE OCCUPANCY	99.5	2
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.90	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.66	5
PAYROLL	1.54	5
CONTRACT		
SUP/MAT/MISC	.13	5
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	1.72	5
PAYROLL	.53	5
ELEVATOR	.08	5
HVAC	1.07	5
ELECTRICAL	.02	5
STRUCT/ROOF		
PLUMBING	.00	5
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.80	7
ELECTRICAL	.70	7
GAS	.01	6
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	5
RDS/GNDS/SEC TOTAL	.06	5
RDS/GNDS TOTAL	.06	5
RDS/GNDS PAYRL	.05	5
RDS/GNDS CONTR	.00	1
RDS/GNDS OTHER	.00	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.42	5
PAYROLL	.42	5
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.47	5
CLEANING	1.54	5
REPAIR/MAINT	.53	5
RDS/GROUNDS	.05	5
SECURITY		
ADMINISTRATIVE	.42	5
TOTAL CONTRACTS	.08	5
CLEANING		
REPAIR/MAINT	.07	4
RDS/GROUNDS	.11	1
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Sacramento, CA

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	937,597 SQ. FT.				800,475 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.78	1.78	1.65	1.90	2.09	2.20	1.85	2.38
REPAIR-MAINT	5	1.71	1.72	1.09	2.65	2.00	1.85	1.35	3.18
UTILITIES	5	.81	.72	.63	.92	.94	.93	.75	1.03
RDS/GRNDS/SEC	3	.05	.06			.05	.06		
ADMINISTRATIVE	5	.40	.38	.30	.55	.40	.38	.30	.55
TOTAL OPER EXP	5	4.73	4.63	4.13	5.61	5.52	5.34	4.97	6.75
FIXED EXPENSES									
TOTAL OPER+FIX	5	4.73	4.63	4.13	5.61	5.76	5.34	4.97	6.75
LEASING EXP									
TOTAL PAYROLL	3	2.86	3.41						
TOTAL CONTRACT	3	.11	.11						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9938	2
AVG SQFT/RETAIL TENANT	2171	2
AVG SQFT/OFFICE WORKER	176	2
AVG % OFFICE OCCUPANCY	99.5	2
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.83	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.66	3
PAYROLL	1.54	3
CONTRACT		
SUP/MAT/MISC	.13	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	2.59	3
PAYROLL	1.31	3
ELEVATOR	.11	3
HVAC	1.07	3
ELECTRICAL	.02	3
STRUCT/ROOF		
PLUMBING	.00	3
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.06	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.72	5
ELECTRICAL	.63	5
GAS	.01	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	3
RDS/GNDS/SEC TOTAL	.06	3
RDS/GNDS TOTAL	.06	3
RDS/GNDS PAYRL	.05	3
RDS/GNDS CONTR	.00	1
RDS/GNDS OTHER	.00	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.50	3
PAYROLL	.50	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	3.41	3
CLEANING	1.54	3
REPAIR/MAINT	1.31	3
RDS/GROUNDS	.05	3
SECURITY		
ADMINISTRATIVE	.50	3
TOTAL CONTRACTS	.11	3
CLEANING		
REPAIR/MAINT	.10	2
RDS/GROUNDS	.11	1
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Francisco, CA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,687,691 SQ. FT.				2,350,192 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1					7.27	7.27		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	7.27	7.27						
MISCELLANEOUS									
TOTAL INCOME	1	7.27	7.27						
EXPENSE									
CLEANING	8	1.63	1.46	1.17	1.63	1.86	1.71	1.35	2.09
REPAIR-MAINT	8	1.15	1.17	.86	1.31	1.32	1.33	1.00	1.46
UTILITIES	8	1.02	.76	.63	1.27	1.15	.94	.71	1.42
RDS/GRNDS/SEC	4	.27	.07	.02	.52	.27	.07	.02	.52
ADMINISTRATIVE	8	.64	.53	.49	.70	.64	.53	.49	.70
TOTAL OPER EXP	8	4.53	4.23	3.80	5.26	5.18	4.73	4.55	5.86
FIXED EXPENSES	1	.06	.06			.06	.06		
TOTAL OPER+FIX	8	4.54	4.23	3.80	5.26	6.24	4.73	4.55	5.89
LEASING EXP	1	.12	.12						
TOTAL PAYROLL	4	2.81	2.95	1.85	3.95				
TOTAL CONTRACT	4	.52	.06	.04	.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22093	5
AVG SQFT/RETAIL TENANT	1624	4
AVG SQFT/OFFICE WORKER	210	5
AVG % OFFICE OCCUPANCY	85.7	5
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	16.92	1
RENTABLE/GROSS SQFT	.81	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.46	4
PAYROLL	1.61	3
CONTRACT	.44	2
SUP/MAT/MISC	.09	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.21	4
PAYROLL	1.05	4
ELEVATOR	.05	4
HVAC	.04	4
ELECTRICAL	.03	4
STRUCT/ROOF	.00	1
PLUMBING	.01	4
FIRE/LIFE SFTY	.05	1
OTHER MAINT/SUP	.04	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.87	7
ELECTRICAL	.68	7
GAS	.08	7
FUEL OIL	.00	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.07	4
RDS/GNDS TOTAL	.02	4
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.01	1
RDS/GNDS OTHER	.01	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.90	1
SEC PAYROLL		
SEC CONTRACTS	.87	1
SEC OTHER	.03	1
ADMIN TOTAL	.70	4
PAYROLL	.55	4
MGMT FEES	.00	1
LEGAL FEES	.01	1
AUDIT FEES		
GEN OFC EXP	.09	1
OTHER ADM EXP	1.16	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.06	1
REAL ESTATE TAX		
BUILDING INS	.06	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.12	1
ADV/PROMOTION	.07	1
COMM/FEES		
TENANT ALTS	.05	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.95	4
CLEANING	1.61	3
REPAIR/MAINT	1.05	4
RDS/GROUNDS	.02	3
SECURITY		
ADMINISTRATIVE	.55	4
TOTAL CONTRACTS	.06	4
CLEANING	.44	2
REPAIR/MAINT	.05	4
RDS/GROUNDS	.01	1
SECURITY	.87	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

San Francisco, CA

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	968,405 SQ. FT.				877,637 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1					7.27	7.27		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	7.27	7.27						
MISCELLANEOUS									
TOTAL INCOME	1	7.27	7.27						
EXPENSE									
CLEANING	5	1.49	1.20	1.11	1.96	1.64	1.37	1.18	2.29
REPAIR-MAINT	5	1.17	1.27	.55	1.64	1.29	1.40	.57	1.92
UTILITIES	5	.96	.65	.32	1.52	1.06	.78	.36	1.59
RDS/GRNDS/SEC	3	.44	.12			.44	.12		
ADMINISTRATIVE	5	.85	.52	.46	1.27	.85	.52	.46	1.27
TOTAL OPER EXP	5	4.74	4.30	3.10	5.93	5.23	4.74	3.53	6.50
FIXED EXPENSES	1	.06	.06			.06	.06		
TOTAL OPER+FIX	5	4.75	4.30	3.10	5.96	6.24	4.74	3.53	6.53
LEASING EXP	1	.12	.12						
TOTAL PAYROLL	3	2.59	2.74						
TOTAL CONTRACT	3	.80	.04						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17416	3
AVG SQFT/RETAIL TENANT	855	2
AVG SQFT/OFFICE WORKER	246	3
AVG % OFFICE OCCUPANCY	86.4	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	16.92	1
RENTABLE/GROSS SQFT	.85	5

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.20	3	**UTILITIES TOTAL**	.97	4	SECURITY TOTAL	.90	1	**FIXED EXP TOTAL**	.06	1	**TOTAL PAYROLL**	2.74	3
PAYROLL	1.55	2	ELECTRICAL	.85	4	SEC PAYROLL			REAL ESTATE TAX			CLEANING	1.55	2
CONTRACT	.86	1	GAS	.07	4	SEC CONTRACTS	.87	1	BUILDING INS	.06	1	REPAIR/MAINT	1.13	3
SUP/MAT/MISC	.06	3	FUEL OIL	.00	3	SEC OTHER	.03	1	PERS PROP TAX			RDS/GROUNDS	.06	2
TRASH REMOVAL	.05	3	PURCH STEAM			**ADMIN TOTAL**	.83	3	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	1.27	3	PURCH CH WTR			PAYROLL	.52	3	**LEASING EXPENSES**	.12	1	ADMINISTRATIVE	.52	3
PAYROLL	1.13	3	COAL			MGMT FEES	.00	1	ADV/PROMOTION	.07	1	**TOTAL CONTRACTS**	.04	3
ELEVATOR	.04	3	WATER/SEWER	.05	2	LEGAL FEES	.01	1	COMM/FEES			CLEANING	.86	1
HVAC	.04	3	**RDS/GNDS/SEC TOTAL**	.12	3	AUDIT FEES			TENANT ALTS	.05	1	REPAIR/MAINT	.04	3
ELECTRICAL	.02	3	RDS/GNDS TOTAL	.03	3	GEN OFC EXP	.09	1	BUY-OUTS			RDS/GROUNDS	.01	1
STRUCT/ROOF	.00	1	RDS/GNDS PAYRL	.06	2	OTHER ADM EXP	1.16	1				SECURITY	.87	1
PLUMBING	.01	3	RDS/GNDS CONTR	.01	1							ADMINISTRATIVE		
FIRE/LIFE SFTY	.05	1	RDS/GNDS OTHER	.02	3									
OTHER MAINT/SUP	.04	3												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Santa Fe, NM

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	162,784 SQ. FT.				112,076 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.20	1.14	.98	1.79	1.74	1.52	1.39	2.13
REPAIR-MAINT	4	1.27	1.21	1.14	1.32	1.84	1.49	1.35	1.97
UTILITIES	4	1.78	1.57	1.12	1.94	2.55	1.95	1.25	3.00
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.52	.51	.47	.62	.52	.51	.47	.62
TOTAL OPER EXP	4	4.76	4.67	4.21	5.15	6.88	6.14	5.20	7.33
FIXED EXPENSES									
TOTAL OPER+FIX	4	4.76	4.67	4.21	5.15	6.27	6.14	5.20	7.33
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4485	3
AVG SQFT/RETAIL TENANT	545	2
AVG SQFT/OFFICE WORKER	303	3
AVG % OFFICE OCCUPANCY	89.4	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.74	4

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL			**UTILITIES TOTAL**	2.09	1	SECURITY TOTAL			**FIXED EXP TOTAL**			**TOTAL PAYROLL**		
PAYROLL			ELECTRICAL	1.84	1	SEC PAYROLL			REAL ESTATE TAX			CLEANING		
CONTRACT			GAS	.24	1	SEC CONTRACTS			BUILDING INS			REPAIR/MAINT		
SUP/MAT/MISC			FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**			OTHER TAX			SECURITY		
REPR/MAINT TOTAL			PURCH CH WTR			PAYROLL			**LEASING EXPENSES**			ADMINISTRATIVE		
PAYROLL			COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**		
ELEVATOR			WATER/SEWER			LEGAL FEES			COMM/FEES			CLEANING		
HVAC			**RDS/GNDS/SEC TOTAL**			AUDIT FEES			TENANT ALTS			REPAIR/MAINT		
ELECTRICAL			RDS/GNDS TOTAL			GEN OFC EXP			BUY-OUTS			RDS/GROUNDS		
STRUCT/ROOF			RDS/GNDS PAYRL			OTHER ADM EXP						SECURITY		
PLUMBING			RDS/GNDS CONTR									ADMINISTRATIVE		
FIRE/LIFE SFTY			RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Santa Fe, NM

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	78,741 SQ. FT.				64,364 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.48	1.26			1.81	1.39		
REPAIR-MAINT	3	1.17	1.14			1.43	1.42		
UTILITIES	3	1.46	1.34			1.76	1.52		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.58	.55			.58	.55		
TOTAL OPER EXP	3	4.68	4.50			4.33	6.08		
FIXED EXPENSES									
TOTAL OPER+FIX	3	4.22	4.50			5.54	6.08		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2223	2
AVG SQFT/RETAIL TENANT	321	1
AVG SQFT/OFFICE WORKER	371	2
AVG % OFFICE OCCUPANCY	78.3	2
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.73	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL		
ELECTRICAL		
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Seattle, WA

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	910,875 SQ. FT.				753,131 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.41	1.26			1.71	1.55		
REPAIR-MAINT	3	1.14	1.09			1.38	1.48		
UTILITIES	3	.94	.77			1.10	1.04		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.39	.40			.39	.40		
TOTAL OPER EXP	3	3.88	4.04			4.66	4.71		
FIXED EXPENSES									
TOTAL OPER+FIX	3	3.88	4.04			4.97	4.71		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9312	3
AVG SQFT/RETAIL TENANT	3348	3
AVG SQFT/OFFICE WORKER	204	3
AVG % OFFICE OCCUPANCY	98.9	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.71	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.77	3
ELECTRICAL	.40	3
GAS	.00	2
FUEL OIL		
PURCH STEAM	.18	3
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

St. Louis, MO

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	20 BLDS	1,304,451 SQ. FT.				838,543 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	20					10.07	10.07		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	20	6.47	6.47						
MISCELLANEOUS									
TOTAL INCOME	20	6.47	6.47						
EXPENSE									
CLEANING	20	.65	.65			1.02	1.02		
REPAIR-MAINT	20	.79	.79			1.24	1.24		
UTILITIES	20	2.22	2.22			3.46	3.46		
RDS/GRNDS/SEC	20	.25	.25			.25	.25		
ADMINISTRATIVE	20	.22	.22			.22	.22		
TOTAL OPER EXP	20	4.15	4.15			6.45	6.45		
FIXED EXPENSES									
TOTAL OPER+FIX	20	4.15	4.15			6.45	6.45		
LEASING EXP									
TOTAL PAYROLL	20	.88	.88						
TOTAL CONTRACT	20	.67	.67						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	139757	20
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	113	20
AVG % OFFICE OCCUPANCY	100.0	20
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	6.14	20
RENTABLE/GROSS SQFT	.00	0

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.65**	**20**
PAYROLL		
CONTRACT	.60	20
SUP/MAT/MISC		
TRASH REMOVAL	.05	20
REPR/MAINT TOTAL	**.79**	**20**
PAYROLL	.49	20
ELEVATOR	.03	20
HVAC	.07	20
ELECTRICAL	.10	20
STRUCT/ROOF		
PLUMBING	.00	20
FIRE/LIFE SFTY	.01	20
OTHER MAINT/SUP	.10	20

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**2.22**	**20**
ELECTRICAL	1.95	20
GAS	.24	20
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	20
RDS/GNDS/SEC TOTAL	**.25**	**20**
RDS/GNDS TOTAL	.25	20
RDS/GNDS PAYRL	.22	20
RDS/GNDS CONTR	04	20
RDS/GNDS OTHER	.00	20

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.22**	**20**
PAYROLL	.17	20
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.02	20
OTHER ADM EXP	.02	20

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.88**	**20**
CLEANING		
REPAIR/MAINT	.49	20
RDS/GROUNDS	.22	20
SECURITY		
ADMINISTRATIVE	.17	20
TOTAL CONTRACTS	**.67**	**20**
CLEANING	.60	20
REPAIR/MAINT	.03	20
RDS/GROUNDS	.04	20
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Syracuse, NY

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	383,173 SQ. FT.				299,773 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					8.50	8.50		
RETAIL AREA									
OTHER AREA	4	.39	.39						
TOTAL RENT	4	5.35	5.35						
MISCELLANEOUS	4	.13	.13						
TOTAL INCOME	4	5.48	5.48						
EXPENSE									
CLEANING	5	1.52	1.58			1.94	2.26		
REPAIR-MAINT	5	1.72	1.84			2.19	2.67		
UTILITIES	5	2.24	2.31			2.84	3.26		
RDS/GRNDS/SEC	4	1.09	1.09			1.09	1.09		
ADMINISTRATIVE	5	.80	.89			.80	.89		
TOTAL OPER EXP	5	6.70	7.17			8.54	10.42		
FIXED EXPENSES									
TOTAL OPER+FIX	5	6.70	7.17			10.42	10.42		
LEASING EXP									
TOTAL PAYROLL	4	5.13	5.13						
TOTAL CONTRACT	4	.86	.86						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5067	5
AVG SQFT/RETAIL TENANT	1775	1
AVG SQFT/OFFICE WORKER	232	5
AVG % OFFICE OCCUPANCY	99.7	5
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	8.50	4
RENTABLE/GROSS SQFT	.71	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.88**	**4**
PAYROLL	1.77	4
CONTRACT	.02	4
SUP/MAT/MISC	.07	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	**2.38**	**4**
PAYROLL	1.43	4
ELEVATOR	.25	4
HVAC	.16	4
ELECTRICAL	.05	4
STRUCT/ROOF	.01	4
PLUMBING	.05	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.41	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**2.31**	**5**
ELECTRICAL	2.29	5
GAS		
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	4
RDS/GNDS/SEC TOTAL	**1.09**	**4**
RDS/GNDS TOTAL	.18	4
RDS/GNDS PAYRL	.18	4
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.92	4
SEC PAYROLL	.56	4
SEC CONTRACTS	.31	4
SEC OTHER	.05	4
ADMIN TOTAL	**1.30**	**4**
PAYROLL	1.20	4
MGMT FEES	.01	4
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.09	4
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**5.13**	**4**
CLEANING	1.77	4
REPAIR/MAINT	1.43	4
RDS/GROUNDS	.18	4
SECURITY	.56	4
ADMINISTRATIVE	1.20	4
TOTAL CONTRACTS	**.86**	**4**
CLEANING	.02	4
REPAIR/MAINT	.51	4
RDS/GROUNDS		
SECURITY	.31	4
ADMINISTRATIVE	.01	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Toledo, OH

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	211,347 SQ. FT.				176,857 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					3.81	3.81		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	3.81	3.81						
MISCELLANEOUS									
TOTAL INCOME	1	3.81	3.81						
EXPENSE									
CLEANING	3	1.44	1.51			1.72	1.80		
REPAIR-MAINT	3	1.24	1.18			1.48	1.57		
UTILITIES	3	1.45	1.33			1.62	1.74		
RDS/GRNDS/SEC	1	.14	.14			.14	.14		
ADMINISTRATIVE	2	.65	.65			.65	.65		
TOTAL OPER EXP	3	4.72	4.86			5.53	5.91		
FIXED EXPENSES	1	.69	.69			.69	.69		
TOTAL OPER+FIX	3	4.80	4.86			2.98	5.91		
LEASING EXP	1	.07	.07						
TOTAL PAYROLL	1	.52	.52						
TOTAL CONTRACT	1	.48	.48						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4539	3
AVG SQFT/RETAIL TENANT	4122	2
AVG SQFT/OFFICE WORKER	318	3
AVG % OFFICE OCCUPANCY	95.0	3
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	6.60	1
RENTABLE/GROSS SQFT	.72	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.40	1
PAYROLL		
CONTRACT	.36	1
SUP/MAT/MISC	.04	1
TRASH REMOVAL		
REPR/MAINT TOTAL	.91	1
PAYROLL	.52	1
ELEVATOR	.09	1
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.30	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.33	3
ELECTRICAL	1.01	3
GAS	.25	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	1
RDS/GNDS/SEC TOTAL	.14	1
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.14	1
SEC PAYROLL		
SEC CONTRACTS	.12	1
SEC OTHER	.03	1
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.69	1
REAL ESTATE TAX	.54	1
BUILDING INS	.15	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.07	1
ADV/PROMOTION	.07	1
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.52	1
CLEANING		
REPAIR/MAINT	.52	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	.48	1
CLEANING	.36	1
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY	.12	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Tulsa, OK

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	132,166 SQ. FT.				116,139 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					13.35	8.40		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	2	13.35	8.40						
MISCELLANEOUS									
TOTAL INCOME	2	13.35	8.40						
EXPENSE									
CLEANING	3	1.29	.77			1.47	.77		
REPAIR-MAINT	3	.85	.75			.97	.75		
UTILITIES	3	1.36	1.34			1.54	1.43		
RDS/GRNDS/SEC	1	.34	.34			.34	.34		
ADMINISTRATIVE	2	1.66	2.70			1.66	2.70		
TOTAL OPER EXP	3	5.16	4.29			5.86	5.15		
FIXED EXPENSES	2	.18	.27			.18	.27		
TOTAL OPER+FIX	3	5.21	4.29			7.55	5.15		
LEASING EXP	1	1.20	1.20						
TOTAL PAYROLL	1	1.82	1.82						
TOTAL CONTRACT	1	.86	.86						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6418	3
AVG SQFT/RETAIL TENANT	534	1
AVG SQFT/OFFICE WORKER	170	2
AVG % OFFICE OCCUPANCY	99.5	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	10.00	1
RENTABLE/GROSS SQFT	.74	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.69	1
PAYROLL		
CONTRACT	.54	1
SUP/MAT/MISC	.12	1
TRASH REMOVAL	.03	1
REPR/MAINT TOTAL	.50	2
PAYROLL		
ELEVATOR	.04	1
HVAC	.03	1
ELECTRICAL	.18	1
STRUCT/ROOF	.44	1
PLUMBING	.01	1
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.14	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.34	3
ELECTRICAL	1.34	3
GAS	.10	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	1
RDS/GNDS/SEC TOTAL	.34	1
RDS/GNDS TOTAL	.18	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.16	1
RDS/GNDS OTHER	.02	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.16	1
SEC PAYROLL		
SEC CONTRACTS	.16	1
SEC OTHER		
ADMIN TOTAL	4.75	1
PAYROLL	1.82	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.01	1
OTHER ADM EXP	2.92	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.27	2
REAL ESTATE TAX		
BUILDING INS	.27	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	1.20	1
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS	1.20	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.82	1
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	1.82	1
TOTAL CONTRACTS	.86	1
CLEANING	.54	1
REPAIR/MAINT		
RDS/GROUNDS	.16	1
SECURITY	.16	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Washington, DC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	8,983,430 SQ. FT.				7,867,164 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	22	1.39	1.21	.98	1.85	1.65	1.39	1.10	2.31
REPAIR-MAINT	22	1.30	1.26	1.00	1.81	1.55	1.57	1.11	2.25
UTILITIES	22	1.87	1.91	1.47	2.36	2.18	2.29	1.70	2.77
RDS/GRNDS/SEC									
ADMINISTRATIVE	21	.37	.42	.27	.65	.37	.42	.27	.65
TOTAL OPER EXP	22	4.93	4.93	3.90	6.35	5.62	5.63	4.56	8.01
FIXED EXPENSES	1	.18	.18			.18	.18		
TOTAL OPER + FIX	22	4.94	4.93	3.90	6.35	1.67	5.63	4.56	8.01
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	64620	20
AVG SQFT/RETAIL TENANT	3090	18
AVG SQFT/OFFICE WORKER	223	19
AVG % OFFICE OCCUPANCY	91.6	22
AVG % RETAIL OCCUPANCY	100.0	18
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.73	22

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.10	15
ELECTRICAL	1.50	15
GAS	.00	7
FUEL OIL		
PURCH STEAM	.59	14
PURCH CH WTR	.82	1
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	204,347 SQ. FT.				183,072 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	3.77	1.13			4.21	1.29		
REPAIR-MAINT	3	2.63	1.53			2.94	1.53		
UTILITIES	3	1.45	1.48			1.59	1.69		
RDS/GRNDS/SEC									
ADMINISTRATIVE	3	.78	.39			.78	.39		
TOTAL OPER EXP	3	8.63	3.81			9.60	4.36		
FIXED EXPENSES									
TOTAL OPER + FIX	3	8.63	3.81			11.39	4.36		
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO		BLDS
AVG SQFT/OFFICE TENANT	36614	3
AVG SQFT/RETAIL TENANT	682	3
AVG SQFT/OFFICE WORKER	257	3
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.74	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.48	1
ELECTRICAL	1.03	1
GAS		
FUEL OIL		
PURCH STEAM	.44	1
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Washington, DC

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	914,602 SQ. FT.				784,126 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.36	.95	.67	1.97	1.58	1.26	.76	2.26
REPAIR-MAINT	5	1.75	1.58	.77	2.30	2.04	1.77	.90	2.81
UTILITIES	5	2.80	2.20	1.18	3.76	3.23	2.44	1.38	4.46
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.46	.37	.18	.63	.46	.37	.18	.63
TOTAL OPER EXP	5	6.31	5.74	2.91	8.03	7.51	7.33	3.41	9.19
FIXED EXPENSES	1	.18	.18			.18	.18		
TOTAL OPER+FIX	5	6.33	5.74	3.00	8.03	1.67	7.33	3.50	9.19
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	61429	4
AVG SQFT/RETAIL TENANT	1589	4
AVG SQFT/OFFICE WORKER	226	4
AVG % OFFICE OCCUPANCY	91.1	5
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.68	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.20	5
ELECTRICAL	1.57	5
GAS	.00	1
FUEL OIL		
PURCH STEAM	.76	4
PURCH CH WTR	.82	1
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,027,731 SQ. FT.				1,729,681 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.95	1.70	1.20	2.87	2.29	1.90	1.34	3.60
REPAIR-MAINT	5	1.89	1.59	1.24	2.70	2.22	1.80	1.52	3.20
UTILITIES	5	2.30	2.28	1.84	2.74	2.64	2.50	2.01	3.41
RDS/GRNDS/SEC									
ADMINISTRATIVE	5	.56	.48	.44	.71	.56	.48	.44	.71
TOTAL OPER EXP	5	6.70	5.44	5.18	8.86	7.81	6.02	5.75	11.06
FIXED EXPENSES									
TOTAL OPER+FIX	5	6.70	5.44	5.18	8.86	7.93	6.02	5.75	11.06
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	62575	5
AVG SQFT/RETAIL TENANT	1795	5
AVG SQFT/OFFICE WORKER	249	5
AVG % OFFICE OCCUPANCY	97.7	5
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.68	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.28	5
ELECTRICAL	1.55	5
GAS	.00	3
FUEL OIL		
PURCH STEAM	.55	5
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Washington, DC

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	5,786,730 SQ. FT.				4,800,885 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	7	1.11	1.08	.94	1.24	1.33	1.30	1.10	1.70
REPAIR-MAINT	7	.96	1.01	.61	1.17	1.16	1.19	.75	1.60
UTILITIES	7	1.59	1.68	1.44	1.92	1.87	1.97	1.59	2.37
RDS/GRNDS/SEC									
ADMINISTRATIVE	7	.28	.28	.19	.39	.28	.28	.19	.39
TOTAL OPER EXP	7	3.94	4.10	3.84	4.27	4.69	4.94	4.18	5.33
FIXED EXPENSES									
TOTAL OPER+FIX	7	3.94	4.10	3.84	4.27	4.82	4.94	4.18	5.33
LEASING EXP									
TOTAL PAYROLL									
TOTAL CONTRACT									

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	69667	6
AVG SQFT/RETAIL TENANT	5264	6
AVG SQFT/OFFICE WORKER	211	6
AVG % OFFICE OCCUPANCY	89.1	7
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.76	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL		
PAYROLL		
CONTRACT		
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL		
PAYROLL		
ELEVATOR		
HVAC		
ELECTRICAL		
STRUCT/ROOF		
PLUMBING		
FIRE/LIFE SFTY		
OTHER MAINT/SUP		

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.82	4
ELECTRICAL	1.27	4
GAS	.00	3
FUEL OIL		
PURCH STEAM	.51	4
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL		
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS		
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Washington, VA

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	6,454,715 SQ. FT.				5,458,260 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1					8.22	8.22		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	8.26	8.26						
MISCELLANEOUS	1	.86	.86						
TOTAL INCOME	1	9.12	9.12						
EXPENSE									
CLEANING	4	1.89	1.86	1.22	2.66	2.23	2.20	1.36	3.41
REPAIR-MAINT	4	.87	1.10	.72	1.86	1.03	1.30	.80	2.34
UTILITIES	4	1.96	1.81	1.60	1.99	2.25	2.11	1.68	2.45
RDS/GRNDS/SEC									
ADMINISTRATIVE	4	.28	.35	.30	.38	.28	.35	.30	.38
TOTAL OPER EXP	4	4.99	5.13	4.15	6.58	5.84	5.97	4.56	8.29
FIXED EXPENSES	1	1.13	1.13			1.13	1.13		
TOTAL OPER+FIX	4	5.07	5.13	4.71	6.58	4.34	5.97	5.12	8.29
LEASING EXP									
TOTAL PAYROLL	1	.51	.51						
TOTAL CONTRACT	1	.67	.67						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	383884	4
AVG SQFT/RETAIL TENANT	24060	3
AVG SQFT/OFFICE WORKER	470	4
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	26.50	1
RENTABLE/GROSS SQFT	.80	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	1
PAYROLL		
CONTRACT	.67	1
SUP/MAT/MISC	.01	1
TRASH REMOVAL	.04	1
REPR/MAINT TOTAL	.84	1
PAYROLL	.33	1
ELEVATOR	.09	1
HVAC	.05	1
ELECTRICAL	.05	1
STRUCT/ROOF		
PLUMBING	.03	1
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.06	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.67	3
ELECTRICAL	1.39	3
GAS	.00	2
FUEL OIL		
PURCH STEAM	.69	2
PURCH CH WTR		
COAL		
WATER/SEWER	.07	1
RDS/GNDS/SEC TOTAL		
RDS/GNDS TOTAL		
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.33	1
PAYROLL	.18	1
MGMT FEES		
LEGAL FEES	.06	1
AUDIT FEES	.02	1
GEN OFC EXP	.03	1
OTHER ADM EXP	.03	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.13	1
REAL ESTATE TAX	1.01	1
BUILDING INS	.12	1
PERS PROP TAX	.00	1
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.51	1
CLEANING		
REPAIR/MAINT	.33	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.18	1
TOTAL CONTRACTS	.67	1
CLEANING	.67	1
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Canada Analyses

Canada Office Buildings Experience Drop in Real Net Operating Income

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Canada Private Office Buildings

The performance results reported by owners and managers of private sector Canadian office buildings suggest that 1987 was not a pleasant year for the owners and managers. Based on a control sample survey of 90 buildings containing 25 million square feet of space, the properties experienced an increase in income of $1.25 (Canadian) per square foot. While this increase compares favorably with an increase in total operating expenses of $0.50 per square foot, the gain was offset further by a rise in both fixed expenses of $0.23 per square foot and leasing expenses of $0.39 per square foot (for those who reported it).

The net effect of rises in offsetting costs was a rise in net operating income of only $0.12 per square foot, or 1.3%. Adjusted for a 4.4% inflation rate, Canadian office properties reported on average a 2.9% drop in real net operating income.

These results, summarized in Table 1, must be regarded cautiously because of the small sample size. Whereas a total of 127 reports for Canada private sector office properties were received this year, reports for only 90 of these buildings were received in 1986 as well. Furthermore, arithmetic by columns reveals some inconsistencies because each line item is reported and analyzed separately.

The rise in fixed expenses was due mostly to rises experienced in real estate taxes; insurance costs were flat. Among operating expenses, significant increases in energy expenses and repairs/maintenance led the increases in actual dollar amounts (as opposed to proportional, or percent, increases). Leasing expenses, which tend to be volatile, rose by 40.6% between 1986 and 1987. This increase was attributable to large expenditures in tenant alterations.

A closer look at mean and median measurements suggests that smaller properties in Canada did much better than larger properties with respect to increasing total income, holding down expense increases, and therefore enhancing net operating income.

Figure 1 illustrates the ratio of expenses by category to the total for all Canada private sector respondents. Whereas property owners in the United States paid $0.08 more per square foot for insurance than did their counterparts in Canada, Canadians paid more than twice as much for property taxes, so that fixed expenses constituted a large proportion (41%) of total operating plus fixed expenses.

Canada Government Office Buildings

Based on 144 buildings containing approximately 24 million square feet and averaging 167,000 square feet each, Canada government office buildings experienced an 11.6% average increase in total operating expense (Table 2).

This increase is due in part to the lifting of a 2-year federal government spending freeze for all repairs and maintenance of office properties that was implemented in 1984 as a quick fix to the government's budgetary problems. Lifting of the spending freeze contributed to a 36.5% increase in repairs/maintenance expenses in 1986 and a 20.9% increase in 1987.

Even the smaller government office buildings were affected. Median expense figures showed a 13.1% overall increase in total operating expenses, which included a 26.4% increase in repairs/maintenance.

In contrast to 1986, when government buildings of all sizes reported increased utilities expenses of 6%, the increases in 1987 averages 3.4%. Smaller properties fared even better, as evidenced by a 1.6% rise in median utilities expenses.

Summary

A global examination of ratios of major expense items to total expenses (Figure 1) reveals that Canada private sector office buildings in general performed very similarly to office buildings in other industrialized nations. Fixed expenses made up the largest portion of expenses (41%), as it did in the United States. The second largest source of expenses was utilities (19%), followed by repairs/maintenance (15%), cleaning (12%), administrative (9%), and roads/grounds/security at 4%.

In terms of occupancy conditions (Table 3), retail occupancy levels continued a 3-year rising trend. Office occupancy also increased, according to a 5-year control sample.

Over a 5-year period, Canada office buildings have seen an increase in total operating (15.8%), fixed (16.8%), and total expenses (19.7%). But, soft markets and strong competition have caused significant increases in leasing expenses throughout the Canada private sector. Looking at a comparison of average income and expenses for 37 Canada private sector buildings over 5 years (Table 4), one sees a 167% nominal increase in leasing expenses from 1983 to 1988.

Adjusting for inflation for a period of 5 years only brings the leasing expenses down to 136%, or $0.78 per square foot in real 1983 dollars (Table 5).

All in all, the 1987 Canadian office market performed quite well considering the soft markets and increased competition. Due to the relatively small sample size, however, the figures reported over a 5-year period may not be truly representative of industrywide experience.

INCOME EXPENSE COMPARISONS: 1986-1987
CANADA PRIVATE SECTOR

Control Sample
90 Buildings, 25 million sq. ft.
Canada Dollars per sq. ft.

	MEDIANS[1]			AVERAGES[1]		
	1986	1987	%Change	1986	1987	%Change
INCOME						
Office	13.58	14.74	8.5	16.31	17.02	4.3
Retail	14.35	16.60	15.7	12.46	19.50	56.5
Total Income	13.27	15.09	13.7	16.20	17.45	6.6
EXPENSES						
Cleaning	.72	.76	5.5	.83	.89	7.2
Rep./Maint.	.91	1.01	11.0	.96	1.12	16.6
Utils.	1.38	1.37	−0.7	1.30	1.44	10.8
Rds/Gnds/Sec	.24	.27	12.5	.27	.31	14.8
Admin.	.53	.68	28.3	.58	.67	20.7
Total Oper.	4.14	4.31	4.1	3.92	4.42	12.7
Fix. Exp	2.41	2.35	−2.5	2.87	3.10	8.0
Tot.Op&Fix	6.34	6.73	6.1	6.55	7.49	14.3
Leasing	.72	.89	23.6	.96	1.35	40.6
Tot. Exp&Lease[2]				7.03	8.16	16.1
Net Op. Income(NOI)[3]				9.17	9.29	1.3
NOI Adj for Infl. (4.4%)					8.60	−2.9

[1] Each line item is calculated on the basis of non-zero responses for that item; hence, total items may not agree with column totals.

[2] Total Operating and Fixed plus Leasing Expenses on a weighted average basis, calculated from column entries.

[3] Total Income less Total Expenses and Leasing, calculated from column entries; it is not reported by respondents.

Table 1

EXPENSE COMPARISONS: 1986-1987
CANADA GOVERNMENT BUILDINGS

Control Sample
144 Buildings: 24.3 million sq. ft.
Canada Dollars per sq. ft.

	MEDIANS			AVERAGES		
	1986	1987	%Change	1986	1987	%Change
EXPENSES						
Cleaning	0.71	0.75	5.6	0.83	0.78	−6.0
Rep./Maint.	0.91	1.15	26.4	1.15	1.39	20.9
Utils.	1.21	1.23	1.6	1.45	1.50	3.4
Admin.	0.09	0.24	166.7	0.10	0.33	230.0
Tot. Oper.	3.35	3.79	13.1	3.69	4.12	11.6
Tot. Adj for inflation (4.4%)					3.94	6.9

Table 2

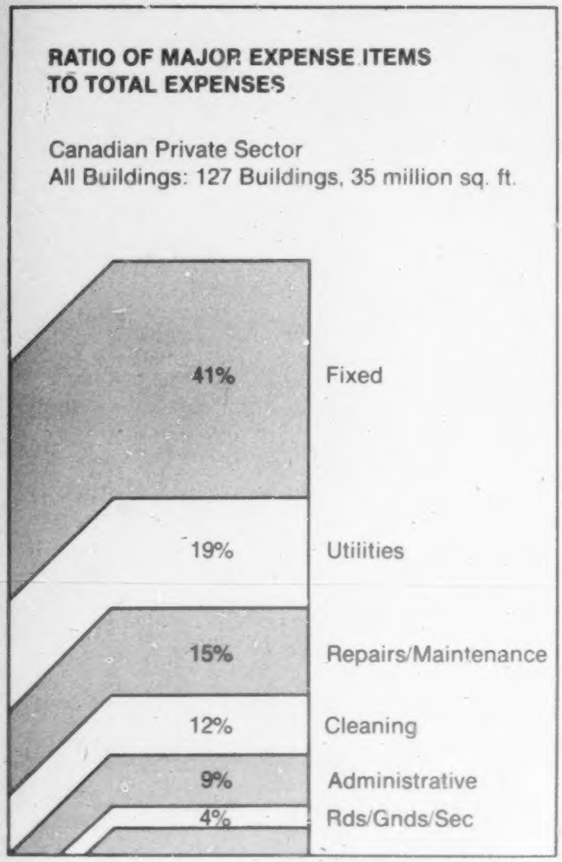


Figure 1

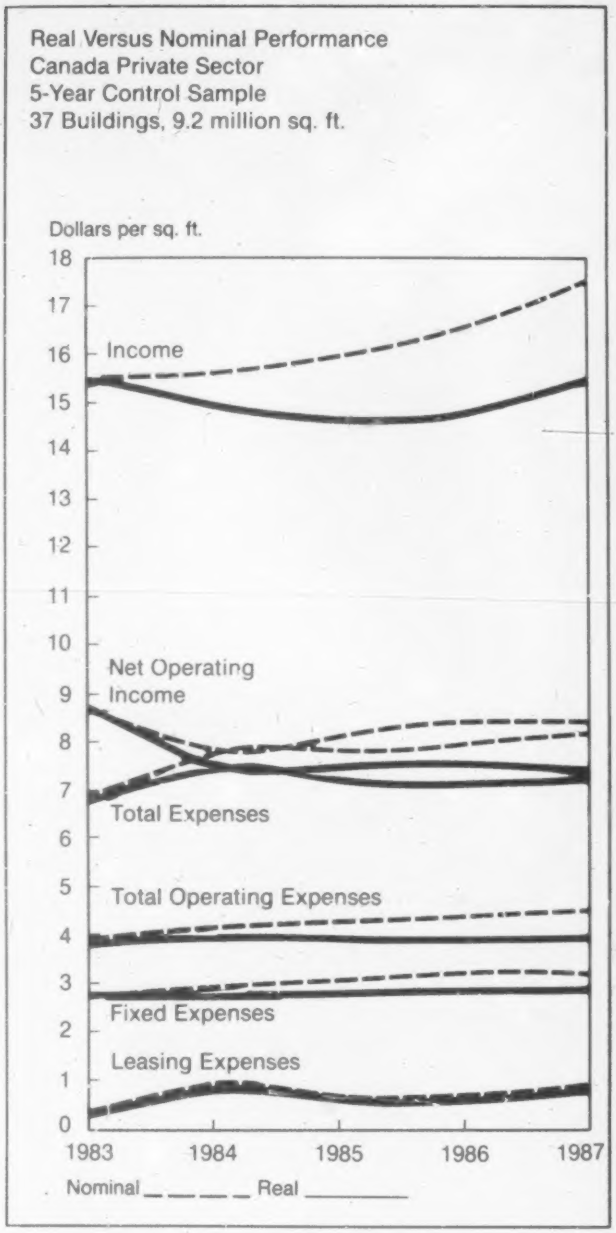


Figure 2

OCCUPANCY CONDITIONS (Percent of Rentable Space)

		1983	1984	1985	1986	1987
2-Year Control Samples, Canada Private Sector (90 Bldgs: 25.4 million sq. ft.)						
	Office				91.6	92.6
	Retail				92.7	92.4
5-Year Control Samples, Canada Private Sector (37 Bldgs: 9.2 million sq. ft.)						
	Office	93.8	92.5	91.7	89.5	92.9
	Retail	88.7	87.6	89.8	90.9	92.3
All Buildings Reporting, Canada Private Sector (127 Bldgs: 34.9 million sq. ft.)						
	Office					91.0
	Retail					89.7

Table 3

COMPARISON OF AVERAGE INCOME AND EXPENSES CANADA PRIVATE SECTOR

5-Year Control Sample
37 Buildings: 9.2 million sq. ft.
Nominal Canada Dollars per sq. ft.

	1983	1984	1985	1986	1987	Difference 1983-1987
Income	15.50	15.57	15.87	16.45	17.46	
% Difference		0.4%	1.9%	3.6%	6.1%	12.6%
Total Operating Exp.	3.87	4.20	4.25	4.35	4.48	
% Difference		8.5%	1.2%	2.3%	3.0%	15.8%
Fixed Expenses	2.73	2.90	3.07	3.29	3.19	
% Difference		6.2%	5.9%	7.2%	−3.0%	16.8%
Leasing Expenses	0.33	1.30	0.38	0.72	0.88	
% Difference		293.3%	−70.8%	89.5%	22.2%	166.7%
Total Expenses	6.85	8.13	7.60	8.01	8.20	
% Difference		18.7%	−6.5%	5.4%	2.4%	19.7%
Net Operating Income	8.65	7.44	8.27	8.44	8.39	
% Difference		−14.0%	11.1%	2.0%	−0.6%	−3.0%
% Difference, CPI		4.4%	4.0%	4.1%	4.4%	

Table 4

COMPARISON OF AVERAGE AND EXPENSES CANADA PRIVATE SECTOR

Five Year Control Sample
37 Buildings: 9.1 million sq. ft.
Real 1983 Canada Dollars per sq. ft.
(Adjusted for annual change in CPI)

	1983	1984	1985	1986	1987	Difference 1983-1987
Income	15.50	14.91	14.61	14.55	15.45	
% Difference		−3.8%	−2.0%	−0.4%	6.2%	−0.3%
Total Operating Exp.	3.87	4.02	3.91	3.84	3.96	
% Difference		3.9%	−2.7%	−1.8%	3.1%	−2.3%
Fixed Expenses	2.73	2.78	2.82	2.91	2.82	
% Difference		1.8%	1.4%	3.2%	−3.1%	3.3%
Leasing Expenses	0.33	1.24	0.35	0.64	0.78	
% Difference		275.7%	−71.8%	82.8%	21.9%	136.4%
Total Expenses	6.85	7.79	7.00	7.09	7.25	
% Difference		13.7%	−10.1%	1.3%	2.2%	5.8%
Net Operating Income	8.65	7.13	7.62	7.47	7.42	
% Difference		−17.6%	6.9%	−2.0%	−0.7%	−14.2%
% Difference, CPI		4.4%	4.0%	4.1%	4.4%	

Table 5

Canada Private Sector: Special Studies

All Buildings—1987

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

Agency Managed Buildings

All-Electric Buildings

Single Purpose Buildings

All Buildings—1987

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	127 BLDS	34,943,905 SQ. FT.				32,031,732 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	110					16.68	14.53	10.63	18.14
RETAIL AREA	77	19.13	18.92	10.31	24.51				
OTHER AREA	42	16.26	6.15	3.66	8.70				
TOTAL RENT	116	16.49	14.93	10.62	17.94				
MISCELLANEOUS	76	.74	.06	.03	.24				
TOTAL INCOME	116	17.00	15.48	11.32	18.12				
EXPENSE									
CLEANING	127	.91	.81	.65	1.00	.99	.87	.71	1.08
REPAIR-MAINT	127	1.20	1.07	.82	1.42	1.29	1.13	.87	1.52
UTILITIES	127	1.45	1.44	1.15	1.73	1.46	1.49	1.21	1.80
RDS/GRNDS/SEC	120	.37	.29	.17	.44	.37	.29	.17	.44
ADMINISTRATIVE	124	.74	.69	.46	.96	.74	.69	.46	.96
TOTAL OPER EXP	127	4.63	4.52	3.89	5.25	4.89	4.75	4.04	5.64
FIXED EXPENSES	125	3.19	2.73	1.99	3.86	3.19	2.73	1.99	3.86
TOTAL OPER+FIX	127	7.72	6.99	6.05	8.95	8.07	7.68	6.22	9.09
LEASING EXP	68	1.16	.78	.22	1.94				
TOTAL PAYROLL	121	.87	.65	.38	.88				
TOTAL CONTRACT	122	1.63	1.59	1.08	2.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11205	114
AVG SQFT/RETAIL TENANT	2246	74
AVG SQFT/OFFICE WORKER	216	94
AVG % OFFICE OCCUPANCY	91.0	127
AVG % RETAIL OCCUPANCY	89.7	84
AVG $ RATE YR-END RENT	15.95	97
RENTABLE/GROSS SQFT	.90	113

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	121
PAYROLL	.14	35
CONTRACT	.68	117
SUP/MAT/MISC	.06	106
TRASH REMOVAL	.04	94
REPR/MAINT TOTAL	1.08	120
PAYROLL	.34	96
ELEVATOR	.17	117
HVAC	.18	116
ELECTRICAL	.05	106
STRUCT/ROOF	.03	60
PLUMBING	.02	94
FIRE/LIFE SFTY	.02	68
OTHER MAINT/SUP	.24	112

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.43	121
ELECTRICAL	1.13	121
GAS	.18	88
FUEL OIL	.22	13
PURCH STEAM	.26	18
PURCH CH WTR		
COAL	.06	3
WATER/SEWER	.07	98
RDS/GNDS/SEC TOTAL	.29	115
RDS/GNDS TOTAL	.04	89
RDS/GNDS PAYRL	.03	16
RDS/GNDS CONTR	.03	72
RDS/GNDS OTHER	.02	41

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.27	107
SEC PAYROLL	.20	31
SEC CONTRACTS	.24	94
SEC OTHER	.04	31
ADMIN TOTAL	.69	118
PAYROLL	.29	76
MGMT FEES	.49	80
LEGAL FEES	.02	63
AUDIT FEES	.01	71
GEN OFC EXP	.05	85
OTHER ADM EXP	.05	82

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.75	119
REAL ESTATE TAX	2.54	116
BUILDING INS	.09	118
PERS PROP TAX	.19	6
OTHER TAX	.03	31
LEASING EXPENSES	.78	68
ADV/PROMOTION	.01	45
COMM/FEES	.14	55
TENANT ALTS	.91	50
BUY-OUTS	.10	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.65	117
CLEANING	.14	35
REPAIR/MAINT	.34	99
RDS/GROUNDS	.04	18
SECURITY	.20	32
ADMINISTRATIVE	.29	80
TOTAL CONTRACTS	1.63	120
CLEANING	.68	118
REPAIR/MAINT	.42	110
RDS/GROUNDS	.03	73
SECURITY	.24	93
ADMINISTRATIVE	.42	86

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (2 Year)

1986

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	90 BLDS	25,465,028 SQ. FT.				22,935,327 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	85					16.31	13.58	10.31	16.30
RETAIL AREA	56	12.46	14.35	8.14	21.50				
OTHER AREA	29	32.45	4.21	3.32	6.67				
TOTAL RENT	86	16.04	13.21	9.94	16.65				
MISCELLANEOUS	44	.27	.09	.02	.23				
TOTAL INCOME	86	16.20	13.27	10.08	16.91				
EXPENSE									
CLEANING	90	.83	.72	.59	.98	.91	.83	.66	1.10
REPAIR-MAINT	90	.96	.91	.71	1.16	1.06	1.00	.79	1.31
UTILITIES	90	1.[illegible]	1.38	1.09	1.62	1.43	1.41	1.17	1.80
RDS/GRNDS/SEC	82	.27	.24	.13	.37	.27	.24	.13	.37
ADMINISTRATIVE	89	.58	.53	.34	.90	.58	.53	.34	.90
TOTAL OPER EXP	90	3.92	4.14	3.33	4.71	4.31	4.33	3.72	5.22
FIXED EXPENSES	84	2.87	2.41	1.85	3.48	2.87	2.41	1.85	3.48
TOTAL OPER+FIX	90	6.55	6.34	5.36	7.63	7.53	6.81	5.58	8.42
LEASING EXP	45	.96	.72	.08	1.67				
TOTAL PAYROLL	87	.78	.51	.35	.81				
TOTAL CONTRACT	87	1.18	1.28	.94	1.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13302	80
AVG SQFT/RETAIL TENANT	3481	56
AVG SQFT/OFFICE WORKER	227	53
AVG % OFFICE OCCUPANCY	91.8	90
AVG % RETAIL OCCUPANCY	92.7	65
AVG $ RATE YR-END RENT	14.31	65
RENTABLE/GROSS SQFT	.94	90

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	82
PAYROLL	.32	23
CONTRACT	.63	77
SUP/MAT/MISC	.06	65
TRASH REMOVAL	.03	62
REPR/MAINT TOTAL	.95	82
PAYROLL	.31	66
ELEVATOR	.16	76
HVAC	.15	76
ELECTRICAL	.05	63
STRUCT/ROOF	.03	25
PLUMBING	.02	55
FIRE/LIFE SFTY	.02	35
OTHER MAINT/SUP	.19	79

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.34	82
ELECTRICAL	1.04	82
GAS	.20	62
FUEL OIL	.02	13
PURCH STEAM	.40	8
PURCH CH WTR		
COAL		
WATER/SEWER	.06	72
RDS/GNDS/SEC TOTAL	.26	75
RDS/GNDS TOTAL	.03	58
RDS/GNDS PAYRL	.03	16
RDS/GNDS CONTR	.03	47
RDS/GNDS OTHER	.01	19

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	66
SEC PAYROLL	.12	27
SEC CONTRACTS	.21	50
SEC OTHER	.03	27
ADMIN TOTAL	.52	81
PAYROLL	.22	57
MGMT FEES	.42	54
LEGAL FEES	.01	37
AUDIT FEES	.01	41
GEN OFC EXP	.05	58
OTHER ADM EXP	.04	45

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.37	76
REAL ESTATE TAX	2.21	76
BUILDING INS	.08	75
PERS PROP TAX	.25	5
OTHER TAX	.02	24
LEASING EXPENSES	.72	41
ADV/PROMOTION	.01	27
COMM/FEES	.14	33
TENANT ALTS	.70	32
BUY-OUTS	.47	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.50	80
CLEANING	.32	23
REPAIR/MAINT	.31	66
RDS/GROUNDS	.03	16
SECURITY	.12	27
ADMINISTRATIVE	.22	57
TOTAL CONTRACTS	1.16	81
CLEANING	.63	77
REPAIR/MAINT	.29	73
RDS/GROUNDS	.03	47
SECURITY	.21	50
ADMINISTRATIVE	.36	54

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

1987

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	88 BLDS	23,435,854 SQ. FT.				21,429,757 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	80					17.02	14.74	10.13	18.14
RETAIL AREA	58	19.50	16.60	10.14	24.18				
OTHER AREA	30	8.36	4.87	2.82	8.04				
TOTAL RENT	82	16.88	14.33	9.94	17.75				
MISCELLANEOUS	56	.81	.07	.03	.17				
TOTAL INCOME	82	17.45	15.09	10.56	17.91				
EXPENSE									
CLEANING	88	.89	.76	.65	.95	.97	.85	.71	1.04
REPAIR-MAINT	88	1.12	1.01	.79	1.38	1.19	1.08	.85	1.44
UTILITIES	88	1.44	1.37	1.13	1.70	1.51	1.49	1.19	1.83
RDS/GRNDS/SEC	84	.31	.27	.14	.37	.31	.27	.14	.37
ADMINISTRATIVE	87	.67	.68	.41	.94	.67	.68	.41	.94
TOTAL OPER EXP	88	4.42	4.31	3.75	4.89	4.73	4.63	3.98	5.49
FIXED EXPENSES	87	3.10	2.35	1.86	3.48	3.10	2.35	1.86	3.48
TOTAL OPER+FIX	88	7.49	6.73	5.67	8.03	7.83	6.96	5.91	8.49
LEASING EXP	45	1.35	.89	.28	1.94				
TOTAL PAYROLL	85	.85	.52	.36	.82				
TOTAL CONTRACT	85	1.46	1.44	.98	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11806	78
AVG SQFT/RETAIL TENANT	2096	51
AVG SQFT/OFFICE WORKER	208	57
AVG % OFFICE OCCUPANCY	92.6	88
AVG % RETAIL OCCUPANCY	92.4	60
AVG $ RATE YR-END RENT	14.10	63
RENTABLE/GROSS SQFT	.92	83

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.77	84
PAYROLL	.24	23
CONTRACT	.66	80
SUP/MAT/MISC	.06	72
TRASH REMOVAL	.04	61
REPR/MAINT TOTAL	1.03	83
PAYROLL	.34	65
ELEVATOR	.17	80
HVAC	.16	80
ELECTRICAL	.05	70
STRUCT/ROOF	.02	39
PLUMBING	.02	62
FIRE/LIFE SFTY	.02	38
OTHER MAINT/SUP	.24	80

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.36	84
ELECTRICAL	1.08	84
GAS	.18	81
FUEL OIL	.23	9
PURCH STEAM	.20	10
PURCH CH WTR		
COAL	.06	3
WATER/SEWER	.07	70
RDS/GNDS/SEC TOTAL	.28	80
RDS/GNDS TOTAL	.03	60
RDS/GNDS PAYRL	.02	12
RDS/GNDS CONTR	.03	47
RDS/GNDS OTHER	.02	26

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	73
SEC PAYROLL	.22	22
SEC CONTRACTS	.23	60
SEC OTHER	.05	22
ADMIN TOTAL	.88	82
PAYROLL	.18	49
MGMT FEES	.48	57
LEGAL FEES	.02	48
AUDIT FEES	.01	50
GEN OFC EXP	.05	60
OTHER ADM EXP	.06	57

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.30	83
REAL ESTATE TAX	2.28	83
BUILDING INS	.08	80
PERS PROP TAX	.26	3
OTHER TAX	.02	22
LEASING EXPENSES	.96	42
ADV/PROMOTION	.01	26
COMM/FEES	.16	35
TENANT ALTS	1.00	36
BUY-OUTS	.12	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.52	81
CLEANING	.24	23
REPAIR/MAINT	.34	68
RDS/GROUNDS	.02	12
SECURITY	.21	23
ADMINISTRATIVE	.18	53
TOTAL CONTRACTS	1.48	83
CLEANING	.66	81
REPAIR/MAINT	.34	78
RDS/GROUNDS	.03	47
SECURITY	.23	61
ADMINISTRATIVE	.41	80

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1983

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS	9,196,103 SQ. FT.				8,100,814 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	35					15.77	11.60	9.85	14.80
RETAIL AREA	29	16.27	11.49	8.65	20.06				
OTHER AREA	16	13.58	4.31	1.16	16.81				
TOTAL RENT	36	15.44	12.28	10.06	14.19				
MISCELLANEOUS	29	.07	.03	.01	.08				
TOTAL INCOME	36	15.50	12.40	10.06	14.49				
EXPENSE									
CLEANING	37	.93	.79	.68	1.02	1.03	.87	.76	1.07
REPAIR-MAINT	37	.94	.86	.51	1.06	1.01	.84	.58	1.13
UTILITIES	37	1.21	1.18	1.04	1.42	1.30	1.23	1.08	1.42
RDS/GRNDS/SEC	32	.30	.30	.16	.41	.30	.30	.16	.41
ADMINISTRATIVA	36	.51	.42	.32	.70	.51	.42	.32	.70
TOTAL OPER EXP	37	3.87	3.55	3.15	4.30	4.23	3.81	3.27	4.48
FIXED EXPENSES	37	2.73	1.90	1.68	2.73	2.73	1.90	1.68	2.73
TOTAL OPER+FIX	37	6.60	5.62	4.85	6.83	6.96	5.93	5.00	7.13
LEASING EXP	25	.33	.13	.03	.49				
TOTAL PAYROLL	36	.80	.49	.31	.79				
TOTAL CONTRACT	34	1.40	1.22	.98	1.54				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8372	36
AVG SQFT/RETAIL TENANT	2099	28
AVG SQFT/OFFICE WORKER	185	12
AVG % OFFICE OCCUPANCY	93.6	37
AVG % RETAIL OCCUPANCY	88.7	30
AVG $ RATE YR-END RENT	13.87	28
RENTABLE/GROSS SQFT	.82	17

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.84	30
PAYROLL	.20	8
CONTRACT	.70	29
SUP/MAT/MISC	.06	26
TRASH REMOVAL	.04	25
REPR/MAINT TOTAL	.78	31
PAYROLL	.27	25
ELEVATOR	.15	31
HVAC	.12	30
ELECTRICAL	.03	26
STRUCT/ROOF	.03	11
PLUMBING	.02	24
FIRE/LIFE SFTY	.05	15
OTHER MAINT/SUP	.10	29

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.18	37
ELECTRICAL	.09	30
GAS	.21	27
FUEL OIL	.13	8
PURCH STEAM	.33	3
PURCH CH WTR	.00	4
COAL		
WATER/SEWER	.06	25
RDS/GNDS/SEC TOTAL	.30	32
RDS/GNDS TOTAL	.05	17
RDS/GNDS PAYRL	.06	3
RDS/GNDS CONTR	.04	14
RDS/GNDS OTHER	.01	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	24
SEC PAYROLL	.08	7
SEC CONTRACTS	.21	22
SEC OTHER	.02	6
ADMIN TOTAL	.42	29
PAYROLL	.20	18
MGMT FEES	.28	19
LEGAL FEES	.01	15
AUDIT FEES	.01	23
GEN OFC EXP	.05	24
OTHER ADM EXP	.03	23

DETAIL*	MEDIAN	BLDS
FIXED-EXP TOTAL	1.90	31
REAL ESTATE TAX	1.85	31
BUILDING INS	.05	30
PERS PROP TAX	.00	1
OTHER TAX	.02	12
LEASING EXPENSES	.13	24
ADV/PROMOTION	.02	7
COMM/FEES	.14	14
TENANT ALTS	.07	19
BUY-OUTS	.40	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.45	30
CLEANING	.26	7
REPAIR/MAINT	.22	25
RDS/GROUNDS	.06	3
SECURITY	.10	8
ADMINISTRATIVE	.20	19
TOTAL CONTRACTS	1.29	28
CLEANING	.71	27
REPAIR/MAINT	.24	28
RDS/GROUNDS	.04	15
SECURITY	.19	22
ADMINISTRATIVE	.10	21

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

1984

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	37 BLDS	9,197,972 SQ. FT.				8,106,801 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	34					15.98	12.53	9.79	14.87
RETAIL AREA	28	17.20	13.42	10.79	18.81				
OTHER AREA	12	10.15	4.13	2.26	10.81				
TOTAL RENT	36	15.48	12.19	9.40	14.32				
MISCELLANEOUS	27	.12	.08	.02	.17				
TOTAL INCOME	36	15.57	12.41	9.40	14.85				
EXPENSE									
CLEANING	37	.93	.76	.65	1.01	1.05	.89	.72	1.08
REPAIR-MAINT	37	1.03	.84	.66	1.29	1.12	.84	.76	1.40
UTILITIES	37	1.40	1.35	1.17	1.52	1.53	1.40	1.21	1.71
RDS/GRNDS/SEC	34	.30	.27	.10	.40	.30	.27	.10	.40
ADMINISTRATIVE	36	.56	.49	.38	.71	.56	.49	.38	.71
TOTAL OPER EXP	37	4.20	3.88	3.43	4.52	4.66	4.08	3.53	5.25
FIXED EXPENSES	37	2.90	1.94	1.70	2.86	2.90	1.94	1.70	2.86
TOTAL OPER+FIX	37	7.11	5.92	5.13	7.20	7.56	6.35	5.31	7.62
LEASING EXP	29	1.30	.12	.09	.68				
TOTAL PAYROLL	36	.84	.53	.35	.76				
TOTAL CONTRACT	35	1.51	1.40	1.00	1.79				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9234	37
AVG SQFT/RETAIL TENANT	2068	29
AVG SQFT/OFFICE WORKER	165	10
AVG % OFFICE OCCUPANCY	92.5	37
AVG % RETAIL OCCUPANCY	87.6	30
AVG $ RATE YR-END RENT	14.11	29
RENTABLE/GROSS SQFT	.81	16

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	33
PAYROLL	.14	7
CONTRACT	.65	32
SUP/MAT/MISC	.05	30
TRASH REMOVAL	.03	26
REPR/MAINT TOTAL	.84	32
PAYROLL	.29	29
ELEVATOR	.15	32
HVAC	.15	32
ELECTRICAL	.03	28
STRUCT/ROOF	.02	17
PLUMBING	.01	26
FIRE/LIFE SFTY	.04	17
OTHER MAINT/SUP	.12	30

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.33	33
ELECTRICAL	1.03	33
GAS	.23	25
FUEL OIL	.60	2
PURCH STEAM	.29	5
PURCH CH WTR	.00	2
COAL	.01	4
WATER/SEWER	.05	29
RDS/GNDS/SEC TOTAL	.23	31
RDS/GNDS TOTAL	.03	15
RDS/GNDS PAYRL	.17	2
RDS/GNDS CONTR	.02	14
RDS/GNDS OTHER	.03	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	28
SEC PAYROLL	.24	11
SEC CONTRACTS	.08	24
SEC OTHER	.03	12
ADMIN TOTAL	.56	31
PAYROLL	.15	20
MGMT FEES	.39	24
LEGAL FEES	.01	18
AUDIT FEES	.01	15
GEN OFC EXP	.06	22
OTHER ADM EXP	.04	25

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.93	33
REAL ESTATE TAX	1.88	32
BUILDING INS	.04	33
PERS PROP TAX	.88	2
OTHER TAX	.02	15
LEASING EXPENSES	.12	27
ADV/PROMOTION	.00	16
COMM/FEES	.15	16
TENANT ALTS	.11	21
BUY-OUTS	.06	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.53	31
CLEANING	.14	7
REPAIR/MAINT	.29	28
RDS/GROUNDS	.17	2
SECURITY	.19	11
ADMINISTRATIVE	.14	19
TOTAL CONTRACTS	1.48	30
CLEANING	.65	29
REPAIR/MAINT	.30	30
RDS/GROUNDS	.03	12
SECURITY	.16	23
ADMINISTRATIVE	.38	28

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1985

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	37 BLDS	9,254,969 SQ. FT.				8,142,277 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	34					15.92	11.94	9.93	15.35
RETAIL AREA	27	18.19	11.46	8.27	20.66				
OTHER AREA	15	14.06	4.98	3.00	25.32				
TOTAL RENT	36	15.82	12.06	9.78	14.55				
MISCELLANEOUS	28	.07	.06	.01	.13				
TOTAL INCOME	36	15.87	12.07	9.78	14.63				
EXPENSE									
CLEANING	37	.90	.74	.63	1.01	1.02	.86	.69	1.09
REPAIR-MAINT	37	1.01	.87	.72	1.14	1.11	.90	.76	1.25
UTILITIES	37	1.44	1.38	1.22	1.67	1.57	1.43	1.35	1.82
RDS/GRNDS/SEC	33	.31	.26	.10	.39	.31	.26	.10	.39
ADMINISTRATIVE	37	.61	.57	.36	.80	.61	.57	.36	.80
TOTAL OPER EXP	37	4.25	3.83	3.44	4.56	4.71	4.30	3.65	5.17
FIXED EXPENSES	37	3.07	2.08	1.82	2.90	3.07	2.08	1.82	2.90
TOTAL OPER+FIX	37	7:32	6.20	5.23	7.67	7.79	6.41	5.50	8.04
LEASING EXP	27	.38	.26	.06	.66				
TOTAL PAYROLL	37	.83	.47	.38	.75				
TOTAL CONTRACT	37	1.38	1.27	1.01	1.59				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8224	34
AVG SQFT/RETAIL TENANT	2195	28
AVG SQFT/OFFICE WORKER	160	9
AVG % OFFICE OCCUPANCY	91.7	37
AVG % RETAIL OCCUPANCY	89.8	30
AVG $ RATE YR-END RENT	12.70	20
RENTABLE/GROSS SQFT	.90	12

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	35
PAYROLL	.24	8
CONTRACT	.61	33
SUP/MAT/MISC	.06	30
TRASH REMOVAL	.03	29
REPR/MAINT TOTAL	.88	35
PAYROLL	.37	30
ELEVATOR	.17	35
HVAC	.14	34
ELECTRICAL	.04	31
STRUCT/ROOF	.04	16
PLUMBING	.02	29
FIRE/LIFE SFTY	.03	12
OTHER MAINT/SUP	.15	33

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.38	36
ELECTRICAL	1.12	35
GAS	.21	26
FUEL OIL	.14	5
PURCH STEAM	.44	6
PURCH CH WTR	.00	1
COAL		
WATER/SEWER	.06	29
RDS/GNDS/SEC TOTAL	.24	31
RDS/GNDS TOTAL	.03	21
RDS/GNDS PAYRL	.07	3
RDS/GNDS CONTR	.02	16
RDS/GNDS OTHER	.02	8

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	29
SEC PAYROLL	.19	16
SEC CONTRACTS	.16	21
SEC OTHER	.03	11
ADMIN TOTAL	.58	34
PAYROLL	.14	21
MGMT FEES	.42	25
LEGAL FEES	.01	20
AUDIT FEES	.01	29
GEN OFC EXP	.04	30
OTHER ADM EXP	.07	25

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.02	36
REAL ESTATE TAX	1.96	35
BUILDING INS	.05	35
PERS PROP TAX	.00	2
OTHER TAX	.01	15
LEASING EXPENSES	.28	26
ADV/PROMOTION	.01	13
COMM/FEES	.12	19
TENANT ALTS	.30	20
BUY-OUTS	.10	3

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.47	36
CLEANING	.24	8
REPAIR/MAINT	.37	30
RDS/GROUNDS	.07	3
SECURITY	.23	12
ADMINISTRATIVE	.14	21
TOTAL CONTRACTS	1.29	36
CLEANING	.62	34
REPAIR/MAINT	.30	33
RDS/GROUNDS	.02	17
SECURITY	.12	24
ADMINISTRATIVE	.42	31

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

1986

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	41 BLDS	9,366,379 SQ. FT.				8,245,962 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	40					16.63	13.02	9.68	15.75
RETAIL AREA	28	17.31	14.32	7.99	22.94				
OTHER AREA	17	10.19	4.14	2.54	8.75				
TOTAL RENT	40	16.34	12.56	8.72	15.61				
MISCELLANEOUS	27	.15	.12	.02	.23				
TOTAL INCOME	40	16.45	12.58	9.15	1[illegible].69				
EXPENSE									
CLEANING	41	.88	.75	.60	1.02	.99	.87	.68	1.11
REPAIR-MAINT	41	1.06	.89	.72	1.08	1.19	.95	.80	1.21
UTILITIES	41	1.46	1.35	1.14	1.63	1.63	1.49	1.27	1.82
RDS/GRNDS/SEC	37	.35	.26	.15	.41	.35	.26	.15	.41
ADMINISTRATIVE	40	.63	.49	.35	.83	.63	.49	.35	.83
TOTAL OPER EXP	41	4.35	4.02	3.12	4.67	4.89	4.26	3.42	5.23
FIXED EXPENSES	37	3.29	2.41	1.85	3.27	3.29	2.41	1.85	3.27
TOTAL OPER+FIX	41	7.61	6.02	4.89	7.68	8.21	6.38	5.32	8.40
LEASING EXP	23	.72	.68	.07	1.20				
TOTAL PAYROLL	40	.88	.62	.41	.91				
TOTAL CONTRACT	41	1.41	1.15	.90	1.80				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9997	36
AVG SQFT/RETAIL TENANT	2574	24
AVG SQFT/OFFICE WORKER	166	15
AVG % OFFICE OCCUPANCY	89.5	41
AVG % RETAIL OCCUPANCY	90.9	31
AVG $ RATE YR-END RENT	10.42	24
RENTABLE/GROSS SQFT	.96	41

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.78	39
PAYROLL	.29	9
CONTRACT	.66	37
SUP/MAT/MISC	.07	28
TRASH REMOVAL	.04	30
REPR/MAINT TOTAL	.90	39
PAYROLL	.33	35
ELEVATOR	.16	36
HVAC	.15	36
ELECTRICAL	.05	29
STRUCT/ROOF	.01	11
PLUMBING	.03	27
FIRE/LIFE SFTY	.04	12
OTHER MAINT/SUP	.18	37

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.36	39
ELECTRICAL	1.11	39
GAS	.20	26
FUEL OIL	.02	6
PURCH STEAM	.39	6
PURCH CH WTR		
COAL		
WATER/SEWER	.06	32
RDS/GNDS/SEC TOTAL	.24	35
RDS/GNDS TOTAL	.04	24
RDS/GNDS PAYRL	.02	6
RDS/GNDS CONTR	.03	23
RDS/GNDS OTHER	.02	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	32
SEC PAYROLL	.15	14
SEC CONTRACTS	.17	24
SEC OTHER	.03	11
ADMIN TOTAL	.50	38
PAYROLL	.26	27
MGMT FEES	.41	25
LEGAL FEES	.01	21
AUDIT FEES	.01	22
GEN OFC EXP	.06	28
OTHER ADM EXP	.06	22

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.28	36
REAL ESTATE TAX	2.20	35
BUILDING INS	.08	35
PERS PROP TAX	.13	2
OTHER TAX	.01	15
LEASING EXPENSES	.68	23
ADV/PROMOTION	.01	12
COMM/FEES	.11	21
TENANT ALTS	.60	19
BUY-OUTS	.02	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.63	38
CLEANING	.29	9
REPAIR/MAINT	.33	35
RDS/GROUNDS	.02	6
SECURITY	.15	14
ADMINISTRATIVE	.26	27
TOTAL CONTRACTS	1.23	38
CLEANING	.66	37
REPAIR/MAINT	.28	35
RDS/GROUNDS	.03	23
SECURITY	.17	24
ADMINISTRATIVE	.42	30

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	39 BLDS	9,717,189 SQ. FT.				8,606,709 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	37					17.89	12.96	9.71	16.03
RETAIL AREA	29	19.45	14.27	10.11	22.96				
OTHER AREA	15	7.96	3.96	1.56	7.86				
TOTAL RENT	38	17.34	12.72	9.94	16.10				
MISCELLANEOUS	31	.14	.07	.01	.13				
TOTAL INCOME	38	17.46	13.30	10.38	16.68				
EXPENSE									
CLEANING	39	.85	.76	.67	.97	.95	.85	.75	1.08
REPAIR-MAINT	39	1.17	1.09	.82	1.39	1.26	1.17	.91	1.47
UTILITIES	39	1.47	1.37	1.13	1.73	1.58	1.52	1.20	1.85
RDS/GRNDS/SEC	37	.34	.29	.13	.38	.34	.29	.13	.38
ADMINISTRATIVE	38	.67	.56	.41	.91	.67	.56	.41	.91
TOTAL OPER EXP	39	4.48	4.07	3.60	4.93	4.91	4.56	3.85	5.66
FIXED EXPENSES	39	3.19	2.14	1.73	3.02	3.19	2.14	1.73	3.02
TOTAL OPER+FIX	39	7.66	6.31	5.37	7.59	8.10	6.45	5.58	8.50
LEASING EXP	24	.88	.69	.21	1.35				
TOTAL PAYROLL	39	.85	.72	.41	.89				
TOTAL CONTRACT	39	1.47	1.37	.93	2.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9257	35
AVG SQFT/RETAIL TENANT	2220	23
AVG SQFT/OFFICE WORKER	181	13
AVG % OFFICE OCCUPANCY	92.9	39
AVG % RETAIL OCCUPANCY	92.3	27
AVG $ RATE YR-END RENT	11.11	26
RENTABLE/GROSS SQFT	.94	38

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	37
PAYROLL	.16	11
CONTRACT	.68	34
SUP/MAT/MISC	.06	33
TRASH REMOVAL	.04	27
REPR/MAINT TOTAL	1.10	37
PAYROLL	.35	32
ELEVATOR	.16	36
HVAC	.20	36
ELECTRICAL	.04	32
STRUCT/ROOF	.01	19
PLUMBING	.02	30
FIRE/LIFE SFTY	.03	10
OTHER MAINT/SUP	.24	36

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.40	37
ELECTRICAL	1.13	37
GAS	.20	24
FUEL OIL	.23	2
PURCH STEAM	.26	5
PURCH CH WTR		
COAL	.06	3
WATER/SEWER	.07	30
RDS/GNDS/SEC TOTAL	.28	35
RDS/GNDS TOTAL	.03	24
RDS/GNDS PAYRL	.06	2
RDS/GNDS CONTR	.03	20
RDS/GNDS OTHER	.02	8

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	32
SEC PAYROLL	.29	12
SEC CONTRACTS	.20	25
SEC OTHER	.05	11
ADMIN TOTAL	.66	38
PAYROLL	.16	25
MGMT FEES	.41	25
LEGAL FEES	.02	26
AUDIT FEES	.01	31
GEN OFC EXP	.05	27
OTHER ADM EXP	.07	25

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.04	37
REAL ESTATE TAX	1.89	37
BUILDING INS	.07	37
PERS PROP TAX	.13	2
OTHER TAX	.02	15
LEASING EXPENSES	.69	24
ADV/PROMOTION	.00	12
COMM/FEES	.13	22
TENANT ALTS	.72	20
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.72	37
CLEANING	.16	11
REPAIR/MAINT	.35	32
RDS/GROUNDS	.06	2
SECURITY	.27	13
ADMINISTRATIVE	.16	25
TOTAL CONTRACTS	1.41	37
CLEANING	.68	35
REPAIR/MAINT	.35	36
RDS/GROUNDS	.03	20
SECURITY	.18	26
ADMINISTRATIVE	.42	29

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Agency Managed

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	47 BLDS	13,746,490 SQ. FT.				12,420,268 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	47					17.04	13.63	10.64	16.74
RETAIL AREA	33	20.26	18.75	12.50	24.28				
OTHER AREA	25	16.46	5.10	3.66	9.06				
TOTAL RENT	47	17.92	15.11	11.81	17.26				
MISCELLANEOUS	34	.82	.06	.01	.26				
TOTAL INCOME	47	18.59	15.48	11.94	17.65				
EXPENSE									
CLEANING	47	.83	.73	.62	.86	.91	.78	.70	.94
REPAIR-MAINT	47	1.19	1.06	.80	1.43	1.27	1.13	.85	1.50
UTILITIES	47	1.43	1.38	1.13	1.68	1.48	1.44	1.17	1.74
RDS/GRNDS/SEC	45	.34	.27	.17	.45	.34	.27	.17	.45
ADMINISTRATIVE	47	.77	.71	.56	.97	.77	.71	.56	.97
TOTAL OPER EXP	47	4.56	4.15	3.74	5.31	4.89	4.63	3.98	5.58
FIXED EXPENSES	47	3.31	2.51	2.01	3.39	3.31	2.51	2.01	3.39
TOTAL OPER+FIX	47	7.87	6.98	5.87	8.44	8.20	7.52	6.11	8.55
LEASING EXP	28	.84	.40	.13	2.17				
TOTAL PAYROLL	44	.96	.71	.41	.90				
TOTAL CONTRACT	43	1.53	1.70	.96	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11029	43
AVG SQFT/RETAIL TENANT	2114	27
AVG SQFT/OFFICE WORKER	195	34
AVG % OFFICE OCCUPANCY	91.5	47
AVG % RETAIL OCCUPANCY	91.9	33
AVG $ RATE YR-END RENT	14.33	36
RENTABLE/GROSS SQFT	.92	41

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	42
PAYROLL	.20	11
CONTRACT	.66	40
SUP/MAT/MISC	.06	38
TRASH REMOVAL	.04	37
REPR/MAINT TOTAL	1.09	42
PAYROLL	.38	31
ELEVATOR	.21	41
HVAC	.19	40
ELECTRICAL	.06	31
STRUCT/ROOF	.03	17
PLUMBING	.02	28
FIRE/LIFE SFTY	.04	20
OTHER MAINT/SUP	.24	39

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.34	42
ELECTRICAL	1.07	42
GAS	.19	33
FUEL OIL	.02	4
PURCH STEAM	.26	9
PURCH CH WTR		
COAL	.02	2
WATER/SEWER	.06	33
RDS/GNDS/SEC TOTAL	.26	40
RDS/GNDS TOTAL	.03	28
RDS/GNDS PAYRL	.03	4
RDS/GNDS CONTR	.02	19
RDS/GNDS OTHER	.02	11

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	39
SEC PAYROLL	.22	17
SEC CONTRACTS	.20	31
SEC OTHER	.05	16
ADMIN TOTAL	.72	41
PAYROLL	.30	26
MGMT FEES	.50	31
LEGAL FEES	.01	26
AUDIT FEES	.01	29
GEN OFC EXP	.06	26
OTHER ADM EXP	.08	25

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.83	42
REAL ESTATE TAX	2.45	42
BUILDING INS	.10	42
PERS PROP TAX	.01	1
OTHER TAX	.02	12
LEASING EXPENSES	.40	25
ADV/PROMOTION	.02	20
COMM/FEES	.17	23
TENANT ALTS	.44	19
BUY-OUTS	.09	3

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.88	42
CLEANING	.20	11
REPAIR/MAINT	.36	34
RDS/GROUNDS	.03	4
SECURITY	.22	17
ADMINISTRATIVE	.28	30
TOTAL CONTRACTS	1.72	41
CLEANING	.66	41
REPAIR/MAINT	.46	36
RDS/GROUNDS	.02	19
SECURITY	.20	31
ADMINISTRATIVE	.51	37

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	300,093 SQ. FT.				283,862 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					13.54	13.05	11.74	15.52
RETAIL AREA	1	24.61	24.61						
OTHER AREA									
TOTAL RENT	5	13.27	12.86	11.50	14.94				
MISCELLANEOUS	2	1.13	1.25						
TOTAL INCOME	5	13.72	13.15	12.03	15.52				
EXPENSE									
CLEANING	5	.86	.86	.71	.99	.89	.89	.72	1.06
REPAIR-MAINT	5	1.56	1.63	1.15	1.97	1.62	1.71	1.15	2.09
UTILITIES	5	1.49	1.31	1.21	1.87	1.54	1.37	1.28	1.87
RDS/GRNDS/SEC	5	.15	.17	.07	.23	.15	.17	.07	.23
ADMINISTRATIVE	5	.88	.89	.63	1.16	.88	.89	.63	1.16
TOTAL OPER EXP	5	4.94	4.63	4.47	5.64	5.13	5.11	4.52	5.83
FIXED EXPENSES	5	3.25	3.16	2.54	4.01	3.25	3.16	2.54	4.01
TOTAL OPER+FIX	5	8.19	7.73	7.03	9.65	8.38	8.26	7.06	9.84
LEASING EXP	5	2.53	3.48	.28	4.11				
TOTAL PAYROLL	5	.55	.56	.41	.69				
TOTAL CONTRACT	5	1.98	2.05	1.48	2.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2050	4
AVG SQFT/RETAIL TENANT	6117	1
AVG SQFT/OFFICE WORKER	132	4
AVG % OFFICE OCCUPANCY	81.0	5
AVG % RETAIL OCCUPANCY	87.0	2
AVG $ RATE YR-END RENT	13.60	5
RENTABLE/GROSS SQFT	.96	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.86	5
PAYROLL	.27	1
CONTRACT	.63	5
SUP/MAT/MISC	.11	5
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.63	5
PAYROLL	.44	4
ELEVATOR	.16	5
HVAC	.27	5
ELECTRICAL	.11	4
STRUCT/ROOF	.04	2
PLUMBING	.08	5
FIRE/LIFE SFTY	.05	4
OTHER MAINT/SUP	.38	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.31	5
ELECTRICAL	1.06	5
GAS	.19	3
FUEL OIL	.27	1
PURCH STEAM	.37	1
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.17	5
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.02	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.15	4
SEC PAYROLL		
SEC CONTRACTS	.15	4
SEC OTHER		
ADMIN TOTAL	.88	5
PAYROLL	.35	2
MGMT FEES	.58	5
LEGAL FEES	.13	2
AUDIT FEES	.04	4
GEN OFC EXP	.07	2
OTHER ADM EXP	.06	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.16	5
REAL ESTATE TAX	3.03	5
BUILDING INS	.10	5
PERS PROP TAX		
OTHER TAX	.02	1
LEASING EXPENSES	3.48	5
ADV/PROMOTION	.08	3
COMM/FEES	.21	5
TENANT ALTS	3.04	4
BUY-OUTS	.01	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.56	5
CLEANING	.27	1
REPAIR/MAINT	.44	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.35	2
TOTAL CONTRACTS	2.06	5
CLEANING	.63	5
REPAIR/MAINT	.45	5
RDS/GROUNDS	.04	2
SECURITY	.15	4
ADMINISTRATIVE	.58	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Agency Managed

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	22 BLDS	4,109,583 SQ. FT.				3,904,444 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	22					13.49	13.93	10.09	16.69
RETAIL AREA	13	15.81	18.75	12.39	23.10				
OTHER AREA	9	6.38	5.68	1.32	7.75				
TOTAL RENT	22	14.69	14.72	10.61	17.23				
MISCELLANEOUS	13	.24	.04	.03	.32				
TOTAL INCOME	22	14.83	15.09	10.93	17.28				
EXPENSE									
CLEANING	22	.76	.71	.61	.85	.79	.74	.65	.93
REPAIR-MAINT	22	1.04	.97	.69	1.46	1.08	1.00	.77	1.48
UTILITIES	22	1.49	1.44	1.13	1.70	1.53	1.47	1.13	1.86
RDS/GRNDS/SEC	21	.29	.27	.16	.41	.29	.27	.16	.41
ADMINISTRATIVE	22	.91	.71	.62	1.02	.91	.71	.62	1.02
TOTAL OPER EXP	22	4.48	4.06	3.53	5.35	4.65	4.15	3.73	5.57
FIXED EXPENSES	22	2.65	2.20	1.95	3.63	2.65	2.20	1.95	3.63
TOTAL OPER+FIX	22	7.13	6.81	5.50	8.10	7.30	7.11	5.69	8.32
LEASING EXP	14	1.27	.39	.07	2.17				
TOTAL PAYROLL	19	.76	.46	.35	.99				
TOTAL CONTRACT	19	1.83	1.96	1.53	2.46				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6556	21
AVG SQFT/RETAIL TENANT	2289	10
AVG SQFT/OFFICE WORKER	191	18
AVG % OFFICE OCCUPANCY	91.6	22
AVG % RETAIL OCCUPANCY	89.7	13
AVG $ RATE YR-END RENT	13.71	18
RENTABLE/GROSS SQFT	.91	19

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.73	19
PAYROLL	.11	3
CONTRACT	.65	18
SUP/MAT/MISC	.05	18
TRASH REMOVAL	.04	16
REPR/MAINT TOTAL	1.01	19
PAYROLL	.34	14
ELEVATOR	.19	19
HVAC	.18	18
ELECTRICAL	.06	19
STRUCT/ROOF	.01	11
PLUMBING	.02	16
FIRE/LIFE SFTY	.04	11
OTHER MAINT/SUP	.24	17

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.42	19
ELECTRICAL	1.00	19
GAS	.20	16
FUEL OIL	.04	1
PURCH STEAM	.29	3
PURCH CH WTR		
COAL		
WATER/SEWER	.05	15
RDS/GNDS/SEC TOTAL	.25	18
RDS/GNDS TOTAL	.02	12
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	10
RDS/GNDS OTHER	.04	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.23	18
SEC PAYROLL	.32	4
SEC CONTRACTS	.22	15
SEC OTHER	.05	4
ADMIN TOTAL	.60	19
PAYROLL	.36	11
MGMT FEES	.44	17
LEGAL FEES	.01	13
AUDIT FEES	.01	12
GEN OFC EXP	.05	13
OTHER ADM EXP	.12	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.20	19
REAL ESTATE TAX	2.12	19
BUILDING INS	.09	19
PERS PROP TAX	.01	1
OTHER TAX	.02	5
LEASING EXPENSES	.39	14
ADV/PROMOTION	.01	11
COMM/FEES	.16	12
TENANT ALTS	.63	10
BUY-OUTS	.12	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.46	19
CLEANING	.11	3
REPAIR/MAINT	.34	14
RDS/GROUNDS		
SECURITY	.32	4
ADMINISTRATIVE	.36	11
TOTAL CONTRACTS	1.96	19
CLEANING	.67	19
REPAIR/MAINT	.56	18
RDS/GROUNDS	.02	10
SECURITY	.22	15
ADMINISTRATIVE	.44	17

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,781,122 SQ. FT.				3,386,543 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					13.99	13.44	9.63	16.53
RETAIL AREA	8	16.75	12.59	10.78	23.12				
OTHER AREA	7	31.80	5.10	4.15	8.86				
TOTAL RENT	9	15.59	15.92	12.84	17.38				
MISCELLANEOUS	9	.11	.05	.01	.20				
TOTAL INCOME	9	15.69	15.98	12.87	17.57				
EXPENSE									
CLEANING	9	.74	.76	.68	.84	.82	.86	.72	.93
REPAIR-MAINT	9	1.02	1.06	.80	1.21	1.10	1.11	.82	1.43
UTILITIES	9	1.35	1.36	1.20	1.51	1.41	1.46	1.23	1.62
RDS/GRNDS/SEC	9	.36	.37	.24	.45	.36	.37	.24	.45
ADMINISTRATIVE	9	.80	.72	.47	1.01	.80	.72	.47	1.01
TOTAL OPER EXP	9	4.27	3.90	3.70	5.01	4.63	4.75	4.00	5.53
FIXED EXPENSES	9	2.79	2.88	2.07	3.24	2.79	2.88	2.07	3.24
TOTAL OPER+FIX	9	7.06	6.91	5.86	8.12	7.41	7.76	6.08	8.69
LEASING EXP	5	.51	.56	.06	.91				
TOTAL PAYROLL	9	.76	.80	.55	.83				
TOTAL CONTRACT	9	1.48	1.54	.93	2.09				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11481	9
AVG SQFT/RETAIL TENANT	2601	7
AVG SQFT/OFFICE WORKER	218	8
AVG % OFFICE OCCUPANCY	90.2	9
AVG % RETAIL OCCUPANCY	91.1	7
AVG $ RATE YR-END RENT	15.37	7
RENTABLE/GROSS SQFT	.89	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.81	7
PAYROLL	.09	3
CONTRACT	.67	7
SUP/MAT/MISC	.05	6
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	1.08	7
PAYROLL	.29	6
ELEVATOR	.21	7
HVAC	.19	7
ELECTRICAL	.03	7
STRUCT/ROOF	.10	3
PLUMBING	.02	6
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.15	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.36	7
ELECTRICAL	1.13	7
GAS	.15	5
FUEL OIL	.00	1
PURCH STEAM	.26	1
PURCH CH WTR		
COAL		
WATER/SEWER	.05	5
RDS/GNDS/SEC TOTAL	.29	7
RDS/GNDS TOTAL	.02	6
RDS/GNDS PAYRL	.01	1
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	7
SEC PAYROLL	.14	4
SEC CONTRACTS	.26	6
SEC OTHER	.01	3
ADMIN TOTAL	.86	7
PAYROLL	.14	6
MGMT FEES	.62	6
LEGAL FEES	.01	4
AUDIT FEES	.01	6
GEN OFC EXP	.07	3
OTHER ADM EXP	.13	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.88	7
REAL ESTATE TAX	2.69	7
BUILDING INS	.11	7
PERS PROP TAX		
OTHER TAX	.03	4
LEASING EXPENSES	.56	5
ADV/PROMOTION	.02	5
COMM/FEES	.04	5
TENANT ALTS	.17	4
BUY-OUTS	.09	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.80	7
CLEANING	.09	3
REPAIR/MAINT	.29	6
RDS/GROUNDS	.01	1
SECURITY	.14	4
ADMINISTRATIVE	.14	6
TOTAL CONTRACTS	1.85	7
CLEANING	.67	7
REPAIR/MAINT	.45	5
RDS/GROUNDS	.02	4
SECURITY	.26	6
ADMINISTRATIVE	.61	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Agency Managed

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,386,641 SQ. FT.				2,198,861 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					20.19	15.05		
RETAIL AREA	3	17.75	14.61						
OTHER AREA	2	4.43	4.42						
TOTAL RENT	3	19.72	15.48						
MISCELLANEOUS	2	.01	.01						
TOTAL INCOME	3	19.73	15.48						
EXPENSE									
CLEANING	3	.98	.72			1.07	.77		
REPAIR-MAINT	3	1.48	1.14			1.54	1.24		
UTILITIES	3	1.07	.96			1.11	.99		
RDS/GRNDS/SEC	3	.24	.26			.24	.26		
ADMINISTRATIVE	3	.44	.25			.44	.25		
TOTAL OPER EXP	3	4.22	3.77			4.46	4.24		
FIXED EXPENSES	3	2.88	2.10			2.88	2.10		
TOTAL OPER+FIX	3	7.10	5.87			7.34	6.34		
LEASING EXP	1	.33	.33						
TOTAL PAYROLL	3	1.45	.71						
TOTAL CONTRACT	3	1.08	.90						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	145344	3
AVG SQFT/RETAIL TENANT	3432	3
AVG SQFT/OFFICE WORKER	262	1
AVG % OFFICE OCCUPANCY	92.5	3
AVG % RETAIL OCCUPANCY	99.8	3
AVG $ RATE YR-END RENT	18.60	2
RENTABLE/GROSS SQFT	.86	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	3
PAYROLL	1.39	1
CONTRACT	.59	3
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.02	3
REPR/MAINT TOTAL	1.14	3
PAYROLL	.31	3
ELEVATOR	.21	3
HVAC	.19	3
ELECTRICAL	.10	1
STRUCT/ROOF	.00	1
PLUMBING	.02	1
FIRE/LIFE SFTY	.04	1
OTHER MAINT/SUP	.30	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.96	3
ELECTRICAL	.82	3
GAS	.11	3
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	.26	3
RDS/GNDS TOTAL	.04	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	1
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	3
SEC PAYROLL	.22	2
SEC CONTRACTS	.13	1
SEC OTHER	.06	2
ADMIN TOTAL	.25	3
PAYROLL	.13	3
MGMT FEES	.72	1
LEGAL FEES	.02	3
AUDIT FEES	.00	3
GEN OFC EXP	.06	3
OTHER ADM EXP	.03	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.10	3
REAL ESTATE TAX	2.01	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.33	1
ADV/PROMOTION	.02	1
COMM/FEES	.27	1
TENANT ALTS	.04	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.71	3
CLEANING	1.39	1
REPAIR/MAINT	.31	3
RDS/GROUNDS		
SECURITY	.22	2
ADMINISTRATIVE	.13	3
TOTAL CONTRACTS	.90	3
CLEANING	.59	3
REPAIR/MAINT	.20	3
RDS/GROUNDS	.03	1
SECURITY	.13	1
ADMINISTRATIVE	.75	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	2,206,647 SQ. FT.				2,016,434 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					19.08	12.61	12.09	22.19
RETAIL AREA	6	19.93	22.55						
OTHER AREA	1	1.83	1.83						
TOTAL RENT	10	19.01	12.09	11.24	22.23				
MISCELLANEOUS	8	.20	.09	.03	.63				
TOTAL INCOME	10	19.15	12.13	11.62	22.23				
EXPENSE									
CLEANING	11	1.05	.86	.75	1.10	1.15	.90	.78	1.24
REPAIR-MAINT	11	1.29	1.32	.98	1.50	1.41	1.38	1.10	1.68
UTILITIES	11	1.61	1.68	1.40	1.83	1.72	1.72	1.46	1.96
RDS/GRNDS/SEC	11	.43	.31	.22	.45	.43	.31	.22	.45
ADMINISTRATIVE	11	.72	.65	.39	1.16	.72	.65	.39	1.16
TOTAL OPER EXP	11	5.10	5.11	4.44	5.36	5.53	5.48	4.61	5.88
FIXED EXPENSES	11	2.89	1.57	1.22	3.54	2.89	1.57	1.22	3.54
TOTAL OPER+FIX	11	7.99	6.65	5.78	8.82	8.42	7.35	6.00	9.10
LEASING EXP	5	.32	.49						
TOTAL PAYROLL	11	1.12	.88	.55	1.58				
TOTAL CONTRACT	11	1.67	1.27	.68	1.67				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11852	10
AVG SQFT/RETAIL TENANT	2040	6
AVG SQFT/OFFICE WORKER	192	8
AVG % OFFICE OCCUPANCY	89.0	11
AVG % RETAIL OCCUPANCY	89.8	6
AVG $ RATE YR-END RENT	17.34	10
RENTABLE/GROSS SQFT	.92	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.86	11
PAYROLL	.59	5
CONTRACT	.86	9
SUP/MAT/MISC	.09	11
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	1.32	11
PAYROLL	.50	11
ELEVATOR	.10	11
HVAC	.19	11
ELECTRICAL	.05	11
STRUCT/ROOF	.01	8
PLUMBING	.02	8
FIRE/LIFE SFTY	.02	7
OTHER MAINT/SUP	.17	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.68	11
ELECTRICAL	1.48	11
GAS	.15	6
FUEL OIL	.11	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	9
RDS/GNDS/SEC TOTAL	.31	11
RDS/GNDS TOTAL	.11	11
RDS/GNDS PAYRL	.02	4
RDS/GNDS CONTR	.07	8
RDS/GNDS OTHER	.02	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.25	9
SEC PAYROLL	.45	2
SEC CONTRACTS	.25	6
SEC OTHER	.01	4
ADMIN TOTAL	.65	11
PAYROLL	.28	3
MGMT FEES	.56	10
LEGAL FEES	.03	4
AUDIT FEES	.01	9
GEN OFC EXP	.05	10
OTHER ADM EXP	.04	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.57	11
REAL ESTATE TAX	1.36	11
BUILDING INS	.09	11
PERS PROP TAX	.26	1
OTHER TAX	.04	3
LEASING EXPENSES	.49	5
ADV/PROMOTION	.06	4
COMM/FEES	.17	4
TENANT ALTS	.16	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.88	11
CLEANING	.59	5
REPAIR/MAINT	.50	11
RDS/GROUNDS	.02	4
SECURITY	.27	3
ADMINISTRATIVE	.28	3
TOTAL CONTRACTS	1.27	11
CLEANING	.86	9
REPAIR/MAINT	.17	10
RDS/GROUNDS	.07	8
SECURITY	.25	6
ADMINISTRATIVE	.42	10

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,195,809 SQ. FT.				1,942,499 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					16.01	17.58	10.60	20.28
RETAIL AREA	5	12.57	12.58	4.48	24.25				
OTHER AREA	6	4.42	8.53	2.91	9.06				
TOTAL RENT	8	15.32	16.76	10.66	17.99				
MISCELLANEOUS	5	.88	.17	.03	2.42				
TOTAL INCOME	8	16.12	16.90	12.98	18.08				
EXPENSE									
CLEANING	8	1.07	.85	.79	1.14	1.20	.91	.87	1.28
REPAIR-MAINT	8	1.01	.96	.71	1.19	1.14	1.09	.82	1.43
UTILITIES	8	1.58	1.69	1.12	2.01	1.70	1.76	1.17	2.17
RDS/GRNDS/SEC	8	.40	.39	.27	.44	.40	.39	.27	.44
ADMINISTRATIVE	8	.75	.79	.40	1.03	.75	.79	.40	1.03
TOTAL OPER EXP	8	4.81	4.84	4.39	5.15	5.34	5.28	4.77	6.37
FIXED EXPENSES	8	3.01	2.90	2.10	3.48	3.01	2.80	2.10	3.48
TOTAL OPER+FIX	8	7.83	7.64	6.95	8.18	8.35	8.51	7.54	8.75
LEASING EXP	5	.73	.67	.44	.92				
TOTAL PAYROLL	8	.60	.56	.39	.79				
TOTAL CONTRACT	8	2.15	2.02	1.52	2.45				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13390	8
AVG SQFT/RETAIL TENANT	2218	5
AVG SQFT/OFFICE WORKER	237	7
AVG % OFFICE OCCUPANCY	92.4	8
AVG % RETAIL OCCUPANCY	88.4	5
AVG $ RATE YR-END RENT	19.45	7
RENTABLE/GROSS SQFT	.94	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.85	8
PAYROLL	.05	4
CONTRACT	.70	8
SUP/MAT/MISC	.05	7
TRASH REMOVAL	.05	7
REPR/MAINT TOTAL	.96	8
PAYROLL	.43	6
ELEVATOR	.16	7
HVAC	.19	7
ELECTRICAL	.05	7
STRUCT/ROOF	.23	3
PLUMBING	.02	6
FIRE/LIFE SFTY	.03	6
OTHER MAINT/SUP	.09	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.69	8
ELECTRICAL	1.66	8
GAS	.13	4
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.11	5
RDS/GNDS/SEC TOTAL	.39	8
RDS/GNDS TOTAL	.02	6
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	6
RDS/GNDS OTHER	.01	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.42	7
SEC PAYROLL	.05	4
SEC CONTRACTS	.32	7
SEC OTHER	.12	2
ADMIN TOTAL	.79	8
PAYROLL	.14	6
MGMT FEES	.72	5
LEGAL FEES	.03	6
AUDIT FEES	.01	4
GEN OFC EXP	.15	5
OTHER ADM EXP	.02	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.80	8
REAL ESTATE TAX	2.41	7
BUILDING INS	.10	8
PERS PROP TAX	4.44	1
OTHER TAX	.02	1
LEASING EXPENSES	.67	5
ADV/PROMOTION	.01	4
COMM/FEES	.17	5
TENANT ALTS	.49	4
BUY-OUTS	.10	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.56	8
CLEANING	.05	4
REPAIR/MAINT	.43	6
RDS/GROUNDS		
SECURITY	.05	4
ADMINISTRATIVE	.14	6
TOTAL CONTRACTS	2.02	8
CLEANING	.70	8
REPAIR/MAINT	.41	6
RDS/GROUNDS	.02	6
SECURITY	.30	8
ADMINISTRATIVE	.70	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,994,747 SQ. FT.				1,778,229 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.61	16.92	10.60	18.83
RETAIL AREA	4	13.19	16.44	7.27	24.25				
OTHER AREA	4	3.01	6.80	2.91	8.69				
TOTAL RENT	5	15.04	15.71	10.66	17.99				
MISCELLANEOUS	5	.86	.17	.03	2.42				
TOTAL INCOME	5	15.92	15.98	12.98	18.08				
EXPENSE									
CLEANING	5	1.02	.86	.79	1.63	1.21	.94	.87	1.76
REPAIR-MAINT	5	1.00	1.04	.74	1.19	1.13	1.13	.82	1.43
UTILITIES	5	1.51	1.65	1.08	1.82	1.61	1.74	1.12	2.01
RDS/GRNDS/SEC	5	.39	.43	.30	.44	.39	.43	.30	.44
ADMINISTRATIVE	5	.71	.72	.40	1.01	.71	.72	.40	1.01
TOTAL OPER EXP	5	4.69	4.71	4.39	5.00	5.17	5.12	4.77	5.72
FIXED EXPENSES	5	3.06	3.09	2.47	3.48	3.06	3.09	2.47	3.48
TOTAL OPER+FIX	5	7.75	7.81	7.17	8.18	8.23	8.51	7.54	8.75
LEASING EXP	4	.76	.72	.62	.92				
TOTAL PAYROLL	5	.58	.70	.22	.79				
TOTAL CONTRACT	5	2.18	2.16	1.63	2.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13150	5
AVG SQFT/RETAIL TENANT	2216	4
AVG SQFT/OFFICE WORKER	231	4
AVG % OFFICE OCCUPANCY	91.7	5
AVG % RETAIL OCCUPANCY	89.2	4
AVG $ RATE YR-END RENT	20.75	5
RENTABLE/GROSS SQFT	.95	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.86	5
PAYROLL	.06	3
CONTRACT	.68	5
SUP/MAT/MISC	.05	5
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	1.04	5
PAYROLL	.50	4
ELEVATOR	.16	5
HVAC	.17	5
ELECTRICAL	.04	4
STRUCT/ROOF	.40	1
PLUMBING	.03	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.10	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.65	5
ELECTRICAL	1.59	5
GAS	.01	2
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	2
RDS/GNDS/SEC TOTAL	.43	5
RDS/GNDS TOTAL	.02	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	4
RDS/GNDS OTHER	.01	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.42	5
SEC PAYROLL	.05	4
SEC CONTRACTS	.32	5
SEC OTHER	.01	1
ADMIN TOTAL	.72	5
PAYROLL	.13	4
MGMT FEES	.69	4
LEGAL FEES	.02	5
AUDIT FEES	.01	4
GEN OFC EXP	.12	3
OTHER ADM EXP	.02	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.09	5
REAL ESTATE TAX	2.97	5
BUILDING INS	.10	5
PERS PROP TAX		
OTHER TAX	.02	1
LEASING EXPENSES	.72	4
ADV/PROMOTION	.01	3
COMM/FEES	.12	4
TENANT ALTS	.67	3
BUY-OUTS	.09	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.70	5
CLEANING	.06	3
REPAIR/MAINT	.50	4
RDS/GROUNDS		
SECURITY	.05	4
ADMINISTRATIVE	.13	4
TOTAL CONTRACTS	2.16	5
CLEANING	.68	5
REPAIR/MAINT	.36	5
RDS/GROUNDS	.01	4
SECURITY	.32	5
ADMINISTRATIVE	.66	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,342,006 SQ. FT.				1,220,077 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					15.82	12.45	10.40	17.68
RETAIL AREA	3	3.56	3.56						
OTHER AREA	2	2.20	4.50						
TOTAL RENT	7	13.67	11.64	9.87	17.73				
MISCELLANEOUS	6	.99	.19	.09	4.37				
TOTAL INCOME	7	14.05	12.72	11.53	19.99				
EXPENSE									
CLEANING	7	.72	.75	.71	1.04	.79	.81	.75	1.12
REPAIR-MAINT	7	.94	.88	.84	1.20	1.03	.94	.86	1.33
UTILITIES	7	1.21	1.29	1.14	1.66	1.30	1.39	1.20	1.79
RDS/GRNDS/SEC	7	.18	.24	.10	.37	.18	.24	.10	.37
ADMINISTRATIVE	7	.51	.49	.27	1.58	.51	.49	.27	1.58
TOTAL OPER EXP	7	3.56	4.15	3.30	5.33	3.69	4.48	3.50	5.73
FIXED EXPENSES	7	2.08	1.58	.83	2.71	2.08	1.58	.83	2.71
TOTAL OPER+FIX	7	5.63	5.37	4.61	7.73	5.96	5.71	4.81	8.13
LEASING EXP	4	.30	.71						
TOTAL PAYROLL	7	.79	.78	.69	1.24				
TOTAL CONTRACT	7	1.00	1.10	.87	1.50				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19621	7
AVG SQFT/RETAIL TENANT	4334	3
AVG SQFT/OFFICE WORKER	241	4
AVG % OFFICE OCCUPANCY	98.1	7
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	15.83	5
RENTABLE/GROSS SQFT	.93	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	7
PAYROLL	.30	3
CONTRACT	.66	6
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	.88	7
PAYROLL	.45	7
ELEVATOR	.11	7
HVAC	.11	7
ELECTRICAL	.02	7
STRUCT/ROOF	.06	5
PLUMBING	.01	6
FIRE/LIFE SFTY	.06	2
OTHER MAINT/SUP	.22	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.29	7
ELECTRICAL	1.26	7
GAS	.10	1
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.24	7
RDS/GNDS TOTAL	.11	7
RDS/GNDS PAYRL	.09	1
RDS/GNDS CONTR	.06	7
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.23	5
SEC PAYROLL		
SEC CONTRACTS	.23	5
SEC OTHER		
ADMIN TOTAL	.49	7
PAYROLL	.17	3
MGMT FEES	.54	6
LEGAL FEES	.27	2
AUDIT FEES	.03	6
GEN OFC EXP	.09	7
OTHER ADM EXP	.04	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.58	7
REAL ESTATE TAX	1.24	7
BUILDING INS	.08	7
PERS PROP TAX	.13	2
OTHER TAX	.03	4
LEASING EXPENSES	.71	4
ADV/PROMOTION	.06	4
COMM/FEES	.01	3
TENANT ALTS	.65	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.78	7
CLEANING	.30	3
REPAIR/MAINT	.45	7
RDS/GROUNDS	.09	1
SECURITY	.08	1
ADMINISTRATIVE	.17	3
TOTAL CONTRACTS	1.10	7
CLEANING	.66	6
REPAIR/MAINT	.24	6
RDS/GROUNDS	.08	7
SECURITY	.23	5
ADMINISTRATIVE	.23	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Single Purpose Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	3,753,708 SQ. FT.				3,374,069 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					16.85	14.41	5.62	21.60
RETAIL AREA	5	18.03	13.50						
OTHER AREA	2	10.50	10.50						
TOTAL RENT	7	9.93	10.33	.39	21.13				
MISCELLANEOUS	1	.01	.01						
TOTAL INCOME	7	9.93	10.33	.39	21.13				
EXPENSE									
CLEANING	10	1.10	1.03	.81	1.42	1.22	1.04	.93	1.43
REPAIR-MAINT	10	1.16	1.14	.82	1.51	1.29	1.19	.83	1.78
UTILITIES	10	1.37	1.43	1.21	1.99	1.51	1.67	1.28	1.99
RDS/GRNDS/SEC	6	.47	.55	.12	.73	.47	.55	.12	.73
ADMINISTRATIVE	8	.38	.36	.25	.84	.38	.36	.25	.84
TOTAL OPER EXP	10	4.21	4.44	3.74	5.16	4.67	4.37	3.91	5.75
FIXED EXPENSES	9	3.73	3.41	2.21	5.71	3.73	3.41	2.21	5.71
TOTAL OPER+FIX	10	7.20	6.89	6.00	10.37	8.30	7.66	6.20	10.40
LEASING EXP	2	.23	.38						
TOTAL PAYROLL	9	1.24	.85	.40	1.47				
TOTAL CONTRACT	9	1.44	1.81	1.07	2.36				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	45222	7
AVG SQFT/RETAIL TENANT	3814	7
AVG SQFT/OFFICE WORKER	265	9
AVG % OFFICE OCCUPANCY	97.0	10
AVG % RETAIL OCCUPANCY	83.1	7
AVG $ RATE YR-END RENT	14.94	4
RENTABLE/GROSS SQFT	.90	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.00**	**9**
PAYROLL	.73	5
CONTRACT	.74	8
SUP/MAT/MISC	.10	7
TRASH REMOVAL	.04	6
REPR/MAINT TOTAL	**1.07**	**9**
PAYROLL	.57	7
ELEVATOR	.19	9
HVAC	.13	8
ELECTRICAL	.04	8
STRUCT/ROOF	.06	2
PLUMBING	.02	6
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.15	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.37**	**9**
ELECTRICAL	1.13	9
GAS	.22	8
FUEL OIL		
PURCH STEAM	.32	3
PURCH CH WTR		
COAL		
WATER/SEWER	.15	4
RDS/GNDS/SEC TOTAL	**.55**	**6**
RDS/GNDS TOTAL	.04	6
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.02	5
RDS/GNDS OTHER	.02	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.51	6
SEC PAYROLL	.45	2
SEC CONTRACTS	.11	8
SEC OTHER		
ADMIN TOTAL	**.36**	**8**
PAYROLL	.33	7
MGMT FEES	.46	2
LEGAL FEES	.02	2
AUDIT FEES	.01	2
GEN OFC EXP	.02	4
OTHER ADM EXP	.07	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**3.04**	**9**
REAL ESTATE TAX	3.36	5
BUILDING INS	.08	8
PERS PROP TAX		
OTHER TAX	1.13	3
LEASING EXPENSES	**.38**	**2**
ADV/PROMOTION		
COMM/FEES	.05	2
TENANT ALTS	.66	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.85**	**9**
CLEANING	.73	5
REPAIR/MAINT	.57	7
RDS/GROUNDS	.04	4
SECURITY	.51	2
ADMINISTRATIVE	.33	7
TOTAL CONTRACTS	**1.81**	**9**
CLEANING	.73	9
REPAIR/MAINT	.37	9
RDS/GROUNDS	.02	5
SECURITY	.34	4
ADMINISTRATIVE	.49	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,830,023 SQ. FT.				1,714,394 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1					11.18	11.18		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	5	11.43	10.60	4.62	17.85				
MISCELLANEOUS	1	1.02	1.02						
TOTAL INCOME	5	11.52	11.62	4.62	17.85				
EXPENSE									
CLEANING	6	.93	.81	.49	1.75	.99	.87	.50	1.75
REPAIR-MAINT	6	2.01	2.04	1.28	4.20	2.15	2.09	1.38	4.20
UTILITIES	6	1.68	1.73	1.22	2.92	1.77	1.78	1.27	2.98
RDS/GRNDS/SEC	6	.54	.36	.11	1.49	.54	.36	.11	1.49
ADMINISTRATIVE	6	.52	.57	.15	1.17	.52	.57	.15	1.17
TOTAL OPER EXP	6	5.68	7.24	3.52	9.52	6.04	7.24	3.81	9.71
FIXED EXPENSES	6	2.58	2.46	1.10	4.05	2.58	2.46	1.10	4.04
TOTAL OPER+FIX	6	8.26	9.19	5.13	13.57	8.62	9.19	5.42	13.76
LEASING EXP									
TOTAL PAYROLL	6	1.52	1.57	.81	3.82				
TOTAL CONTRACT	6	1.97	1.08	.23	5.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	110887	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	207	6
AVG % OFFICE OCCUPANCY	99.6	6
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	11.30	2
RENTABLE/GROSS SQFT	.84	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.81**	**6**
PAYROLL	.15	4
CONTRACT	.61	6
SUP/MAT/MISC	.02	6
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	**2.04**	**6**
PAYROLL	1.06	6
ELEVATOR	.06	6
HVAC	.21	6
ELECTRICAL	.12	6
STRUCT/ROOF	.03	5
PLUMBING	.02	6
FIRE/LIFE SFTY	.07	6
OTHER MAINT/SUP	.42	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.73**	**6**
ELECTRICAL	1.58	6
GAS	.16	3
FUEL OIL	.01	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	**.36**	**6**
RDS/GNDS TOTAL	.21	6
RDS/GNDS PAYRL	.13	4
RDS/GNDS CONTR	.05	5
RDS/GNDS OTHER	.03	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.50	4
SEC PAYROLL	.15	1
SEC CONTRACTS	.44	4
SEC OTHER	.00	3
ADMIN TOTAL	**.57**	**6**
PAYROLL	.40	5
MGMT FEES	.03	4
LEGAL FEES	.15	1
AUDIT FEES	.01	2
GEN OFC EXP	.01	6
OTHER ADM EXP	.03	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**2.46**	**6**
REAL ESTATE TAX	2.29	6
BUILDING INS	.11	6
PERS PROP TAX	.11	3
OTHER TAX	.09	3
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.57**	**6**
CLEANING	.15	4
REPAIR/MAINT	1.06	6
RDS/GROUNDS	.13	4
SECURITY	.15	1
ADMINISTRATIVE	.40	5
TOTAL CONTRACTS	**1.08**	**6**
CLEANING	.61	6
REPAIR/MAINT	.27	6
RDS/GROUNDS	.05	5
SECURITY	.44	4
ADMINISTRATIVE	.04	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Single Purpose Buildings

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	996,200 SQ. FT.				980,897 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					11.18	11.18		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	10.04	9.66	4.62	16.80				
MISCELLANEOUS	1	1.02	1.02						
TOTAL INCOME	4	10.22	10.17	4.62	17.31				
EXPENSE									
CLEANING	5	1.14	.95	.49	1.75	1.16	.99	.50	1.75
REPAIR-MAINT	5	2.99	2.05	1.88	4.20	3.05	2.13	1.93	4.20
UTILITIES	5	2.19	1.77	1.52	2.92	2.23	1.78	1.56	2.98
RDS/GRNDS/SEC	5	.90	.43	.19	1.49	.90	.43	.19	1.49
ADMINISTRATIVE	5	.77	.66	.29	1.17	.77	.66	.29	1.17
TOTAL OPER EXP	5	7.99	7.50	5.56	9.52	8.13	7.50	5.67	9.71
FIXED EXPENSES	5	2.90	2.73	1.10	4.05	2.90	2.73	1.10	4.04
TOTAL OPER+FIX	5	10.89	9.72	5.92	13.57	11.03	9.72	7.03	13.76
LEASING EXP									
TOTAL PAYROLL	5	2.15	1.57	1.22	3.82				
TOTAL CONTRACT	5	2.97	1.39	.23	5.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	48606	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	190	5
AVG % OFFICE OCCUPANCY	99.3	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	11.30	2
RENTABLE/GROSS SQFT	.77	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.95	5
PAYROLL	.21	3
CONTRACT	.61	5
SUP/MAT/MISC	.02	5
TRASH REMOVAL	.06	2
REPR/MAINT TOTAL	2.05	5
PAYROLL	1.11	5
ELEVATOR	.05	5
HVAC	.23	5
ELECTRICAL	.12	5
STRUCT/ROOF	.02	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.07	5
OTHER MAINT/SUP	.42	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.77	5
ELECTRICAL	1.59	5
GAS	.16	3
FUEL OIL	.01	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	2
RDS/GNDS/SEC TOTAL	.43	5
RDS/GNDS TOTAL	.28	5
RDS/GNDS PAYRL	.17	3
RDS/GNDS CONTR	.13	4
RDS/GNDS OTHER	.05	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.50	4
SEC PAYROLL	.15	1
SEC CONTRACTS	.44	4
SEC OTHER	.00	3
ADMIN TOTAL	.66	5
PAYROLL	.56	4
MGMT FEES	.03	3
LEGAL FEES	.15	1
AUDIT FEES	.01	1
GEN OFC EXP	.02	5
OTHER ADM EXP	.03	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.73	5
REAL ESTATE TAX	2.49	5
BUILDING INS	.14	5
PERS PROP TAX	.32	2
OTHER TAX	.53	2
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.57	5
CLEANING	.21	3
REPAIR/MAINT	1.11	5
RDS/GROUNDS	.17	3
SECURITY	.15	1
ADMINISTRATIVE	.56	4
TOTAL CONTRACTS	1.39	5
CLEANING	.61	5
REPAIR/MAINT	.42	5
RDS/GROUNDS	.13	4
SECURITY	.44	4
ADMINISTRATIVE	.05	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Canada Private Sector:
National Cross-Tabulations

Age/Height Analyses

Age/Size Analyses

Location/Size Analyses

Occupancy/Location Analyses

Age/Height Analysis

0-9 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	2,446,380 SQ. FT.				2,296,783 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	6					15.24	17.68	7.25	22.19
RETAIL AREA	3	11.50	13.69						
OTHER AREA	1	9.26	9.26						
TOTAL RENT	9	13.09	14.53	7.72	21.95				
MISCELLANEOUS	3	.12	.05						
TOTAL INCOME	9	13.12	14.57	7.73	22.06				
EXPENSE									
CLEANING	10	.84	.71	.59	1.21	.90	.81	.62	1.21
REPAIR-MAINT	10	1.78	1.02	.81	2.87	1.87	1.11	.89	2.87
UTILITIES	10	1.61	1.54	1.42	2.35	1.68	1.64	1.43	2.82
RDS/GRNDS/SEC	10	.52	.40	.30	.94	.52	.40	.30	.94
ADMINISTRATIVE	10	.65	.76	.45	1.42	.65	.76	.45	1.42
TOTAL OPER EXP	10	5.38	5.25	3.87	7.96	5.69	5.99	4.17	7.96
FIXED EXPENSES	9	2.87	3.22	1.98	3.90	2.87	3.22	1.98	3.90
TOTAL OPER+FIX	10	7.95	8.14	5.11	12.32	8.68	8.49	5.49	12.32
LEASING EXP	2	.56	.65						
TOTAL PAYROLL	10	.68	.57	.20	1.22				
TOTAL CONTRACT	10	2.55	2.03	1.24	4.04				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19489	9
AVG SQFT/RETAIL TENANT	2875	2
AVG SQFT/OFFICE WORKER	239	7
AVG % OFFICE OCCUPANCY	99.0	10
AVG % RETAIL OCCUPANCY	93.6	3
AVG $ RATE YR-END RENT	15.80	8
RENTABLE/GROSS SQFT	.85	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	10
PAYROLL	.08	2
CONTRACT	.64	10
SUP/MAT/MISC	.07	8
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	.88	9
PAYROLL	.35	6
ELEVATOR	.10	9
HVAC	.23	9
ELECTRICAL	.07	9
STRUCT/ROOF	.07	5
PLUMBING	.01	9
FIRE/LIFE SFTY	.05	6
OTHER MAINT/SUP	.40	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.54	10
ELECTRICAL	1.34	10
GAS	.17	8
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.10	8
RDS/GNDS/SEC TOTAL	.40	10
RDS/GNDS TOTAL	.11	9
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR	.11	9
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.29	9
SEC PAYROLL	.15	1
SEC CONTRACTS	.29	9
SEC OTHER	.12	2
ADMIN TOTAL	.76	10
PAYROLL	.33	8
MGMT FEES	.36	7
LEGAL FEES	.03	5
AUDIT FEES	.02	3
GEN OFC EXP	.04	8
OTHER ADM EXP	.04	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.22	9
REAL ESTATE TAX	2.80	8
BUILDING INS	.12	9
PERS PROP TAX	.11	3
OTHER TAX	.02	1
LEASING EXPENSES	.65	2
ADV/PROMOTION	.00	1
COMM/FEES	.30	2
TENANT ALTS	.29	2
BUY-OUTS	.12	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.57	10
CLEANING	.08	2
REPAIR/MAINT	.35	6
RDS/GROUNDS	.09	2
SECURITY	.15	1
ADMINISTRATIVE	.33	8
TOTAL CONTRACTS	2.03	10
CLEANING	.64	10
REPAIR/MAINT	.63	8
RDS/GROUNDS	.11	9
SECURITY	.29	9
ADMINISTRATIVE	.26	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

0-9 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	2,528,174 SQ. FT.				2,290,409 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	9					18.49	18.51	14.53	20.96
RETAIL AREA	7	25.68	21.81	19.57	26.37				
OTHER AREA	3	7.73	7.15						
TOTAL RENT	9	18.80	16.52	14.66	22.08				
MISCELLANEOUS	7	1.15	.04	.02	.50				
TOTAL INCOME	9	19.76	16.56	14.92	22.08				
EXPENSE									
CLEANING	10	.83	.80	.75	.91	.90	.89	.75	.99
REPAIR-MAINT	10	1.31	1.23	.88	1.57	1.43	1.26	.94	1.65
UTILITIES	10	1.32	1.16	1.11	1.56	1.40	1.21	1.13	1.63
RDS/GRNDS/SEC	10	.49	.38	.23	.54	.49	.38	.23	.54
ADMINISTRATIVE	9	.71	.63	.45	.90	.71	.63	.45	.90
TOTAL OPER EXP	10	4.47	4.33	4.06	4.75	4.84	4.66	4.07	5.08
FIXED EXPENSES	9	3.63	3.46	1.97	4.77	3.63	3.46	1.97	4.77
TOTAL OPER+FIX	10	7.02	7.39	5.88	9.13	8.37	7.52	5.88	9.50
LEASING EXP	6	3.64	2.70	.89	8.33				
TOTAL PAYROLL	10	.67	.60	.32	.83				
TOTAL CONTRACT	10	2.02	2.05	1.45	2.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6665	9
AVG SQFT/RETAIL TENANT	3313	8
AVG SQFT/OFFICE WORKER	201	10
AVG % OFFICE OCCUPANCY	93.6	10
AVG % RETAIL OCCUPANCY	88.1	8
AVG $ RATE YR-END RENT	19.25	8
RENTABLE/GROSS SQFT	.90	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.80	10
PAYROLL	.12	1
CONTRACT	.75	10
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.04	9
REPR/MAINT TOTAL	1.23	10
PAYROLL	.31	9
ELEVATOR	.17	10
HVAC	.21	9
ELECTRICAL	.03	8
STRUCT/ROOF	.12	6
PLUMBING	.02	8
FIRE/LIFE SFTY	.01	7
OTHER MAINT/SUP	.24	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.16	10
ELECTRICAL	.99	10
GAS	.13	9
FUEL OIL		
PURCH STEAM	.14	1
PURCH CH WTR		
COAL		
WATER/SEWER	.09	9
RDS/GNDS/SEC TOTAL	.38	10
RDS/GNDS TOTAL	.05	7
RDS/GNDS PAYRL	.04	1
RDS/GNDS CONTR	.04	6
RDS/GNDS OTHER	.00	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	9
SEC PAYROLL	.06	2
SEC CONTRACTS	.26	9
SEC OTHER	.02	1
ADMIN TOTAL	.63	9
PAYROLL	.43	5
MGMT FEES	.48	5
LEGAL FEES	.01	7
AUDIT FEES	.01	4
GEN OFC EXP	.05	7
OTHER ADM EXP	.04	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.46	9
REAL ESTATE TAX	3.36	9
BUILDING INS	.11	9
PERS PROP TAX		
OTHER TAX	.61	1
LEASING EXPENSES	1.79	5
ADV/PROMOTION	.02	4
COMM/FEES	.32	5
TENANT ALTS	2.38	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.60	10
CLEANING	.12	1
REPAIR/MAINT	.31	9
RDS/GROUNDS	.04	1
SECURITY	.06	2
ADMINISTRATIVE	.43	5
TOTAL CONTRACTS	2.05	10
CLEANING	.75	10
REPAIR/MAINT	.88	10
RDS/GROUNDS	.04	6
SECURITY	.26	9
ADMINISTRATIVE	.23	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

0-9 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	4,167,791 SQ. FT.				3,923,072 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					18.78	17.09	10.93	22.29
RETAIL AREA	8	16.23	23.25	15.00	26.08				
OTHER AREA	3	6.65	5.10						
TOTAL RENT	10	19.02	16.82	12.74	22.69				
MISCELLANEOUS	5	.15	.15	.05	.27				
TOTAL INCOME	10	19.10	16.82	12.77	22.71				
EXPENSE									
CLEANING	11	.65	.71	.63	.90	.89	.72	.64	1.07
REPAIR-MAINT	11	.98	.99	.73	1.32	1.03	.99	.73	1.43
UTILITIES	11	1.36	1.38	1.16	1.67	1.38	1.41	1.16	1.67
RDS/GRNDS/SEC	10	.32	.34	.09	.44	.32	.34	.09	.44
ADMINISTRATIVE	11	.66	.72	.49	.86	.66	.72	.49	.86
TOTAL OPER EXP	11	4.14	4.15	3.53	4.71	4.30	4.18	3.54	5.12
FIXED EXPENSES	11	3.43	3.09	2.20	3.97	3.43	3.09	2.20	3.97
TOTAL OPER+FIX	11	7.57	6.94	6.13	8.13	7.73	6.95	6.17	8.51
LEASING EXP	7	.63	.29	.11	.78				
TOTAL PAYROLL	11	.46	.46	.35	.57				
TOTAL CONTRACT	11	1.84	1.81	1.24	2.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12366	10
AVG SQFT/RETAIL TENANT	2668	8
AVG SQFT/OFFICE WORKER	199	10
AVG % OFFICE OCCUPANCY	87.8	11
AVG % RETAIL OCCUPANCY	85.4	8
AVG $ RATE YR-END RENT	18.71	10
RENTABLE/GROSS SQFT	.91	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	11
PAYROLL	.06	3
CONTRACT	.64	11
SUP/MAT/MISC	.05	10
TRASH REMOVAL	.03	9
REPR/MAINT TOTAL	.99	11
PAYROLL	.28	9
ELEVATOR	.19	11
HVAC	.19	11
ELECTRICAL	.05	11
STRUCT/ROOF	.01	5
PLUMBING	.02	10
FIRE/LIFE SFTY	.01	9
OTHER MAINT/SUP	.12	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.38	11
ELECTRICAL	1.13	11
GAS	.12	8
FUEL OIL	.14	2
PURCH STEAM	.03	1
PURCH CH WTR		
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC TOTAL	.34	10
RDS/GNDS TOTAL	.02	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	7
RDS/GNDS OTHER	.02	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.31	10
SEC PAYROLL	.06	2
SEC CONTRACTS	.31	10
SEC OTHER	.01	3
ADMIN TOTAL	.72	11
PAYROLL	.35	6
MGMT FEES	.51	9
LEGAL FEES	.01	3
AUDIT FEES	.01	7
GEN OFC EXP	.06	7
OTHER ADM EXP	.04	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.09	11
REAL ESTATE TAX	2.97	11
BUILDING INS	.11	11
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES	.29	7
ADV/PROMOTION	.01	6
COMM/FEES	.23	5
TENANT ALTS	.27	4
BUY-OUTS	.09	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.46	11
CLEANING	.06	3
REPAIR/MAINT	.28	9
RDS/GROUNDS		
SECURITY	.06	2
ADMINISTRATIVE	.35	6
TOTAL CONTRACTS	1.81	11
CLEANING	.64	11
REPAIR/MAINT	.34	10
RDS/GROUNDS	.02	8
SECURITY	.31	10
ADMINISTRATIVE	.47	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

0-9 YEARS 30-39 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,261,134 SQ. FT.				2,052,488 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					14.26	15.37	8.42	19.43
RETAIL AREA	5	18.76	19.08	10.99	27.17				
OTHER AREA	4	4.72	4.53	4.05	6.23				
TOTAL RENT	5	14.53	15.92	9.12	19.05				
MISCELLANEOUS	5	.06	.05	.02	.12				
TOTAL INCOME	5	14.59	15.92	9.16	19.17				
EXPENSE									
CLEANING	5	.68	.67	.59	.75	.74	.71	.63	.84
REPAIR-MAINT	5	.94	.79	.78	1.11	1.01	.88	.81	1.22
UTILITIES	5	1.09	1.13	.96	1.20	1.16	1.17	1.03	1.27
RDS/GRNDS/SEC	5	.34	.32	.26	.42	.34	.32	.26	.42
ADMINISTRATIVE	5	.89	.91	.45	1.26	.89	.91	.45	1.26
TOTAL OPER EXP	5	3.93	3.74	3.44	4.36	4.26	3.99	3.64	4.87
FIXED EXPENSES	5	2.49	2.87	1.77	2.95	2.49	2.87	1.77	2.95
TOTAL OPER+FIX	5	6.42	6.19	5.58	7.14	6.75	6.26	5.77	7.76
LEASING EXP	3	.39	.04						
TOTAL PAYROLL	5	.71	.80	.49	.82				
TOTAL CONTRACT	5	1.07	.96	.87	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9144	5
AVG SQFT/RETAIL TENANT	1654	4
AVG SQFT/OFFICE WORKER	268	3
AVG % OFFICE OCCUPANCY	89.1	5
AVG % RETAIL OCCUPANCY	77.8	4
AVG $ RATE YR-END RENT	10.96	4
RENTABLE/GROSS SQFT	.83	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.67	5
PAYROLL	.20	1
CONTRACT	.66	5
SUP/MAT/MISC	.02	4
TRASH REMOVAL	.03	4
REPR/MAINT TOTAL	.79	5
PAYROLL	.26	5
ELEVATOR	.21	5
HVAC	.09	5
ELECTRICAL	.03	5
STRUCT/ROOF	.05	2
PLUMBING	.02	4
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.16	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.13	5
ELECTRICAL	.91	5
GAS	.15	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.32	5
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL	.01	1
RDS/GNDS CONTR	.02	2
RDS/GNDS OTHER	.04	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.32	5
SEC PAYROLL	.27	3
SEC CONTRACTS	.26	3
SEC OTHER	.06	3
ADMIN TOTAL	.91	5
PAYROLL	.14	5
MGMT FEES	.49	3
LEGAL FEES	.05	3
AUDIT FEES	.01	4
GEN OFC EXP	.05	2
OTHER ADM EXP	.18	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.87	5
REAL ESTATE TAX	2.63	5
BUILDING INS	.12	5
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES	.04	3
ADV/PROMOTION	.01	3
COMM/FEES	.03	2
TENANT ALTS	.50	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.80	5
CLEANING	.20	1
REPAIR/MAINT	.26	5
RDS/GROUNDS	.01	1
SECURITY	.27	3
ADMINISTRATIVE	.14	5
TOTAL CONTRACTS	.96	5
CLEANING	.66	5
REPAIR/MAINT	.22	4
RDS/GROUNDS	.02	2
SECURITY	.26	3
ADMINISTRATIVE	.11	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	727,507 SQ. FT.				727,507 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					8.90	9.11		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	3	17.08	16.52						
MISCELLANEOUS	3	.00	.00						
TOTAL INCOME	3	17.09	16.52						
EXPENSE									
CLEANING	3	.88	.85			.88	.85		
REPAIR-MAINT	3	1.03	1.10			1.03	1.10		
UTILITIES	3	1.83	1.87			1.83	1.87		
RDS/GRNDS/SEC	3	.17	.18			.17	.18		
ADMINISTRATIVE	3	1.88	1.92			1.88	1.92		
TOTAL OPER EXP	3	5.80	5.56			5.80	5.56		
FIXED EXPENSES	3	4.25	4.38			4.25	4.38		
TOTAL OPER+FIX	3	10.06	10.01			10.06	10.01		
LEASING EXP	3	.10	.08						
TOTAL PAYROLL	3	1.05	1.08						
TOTAL CONTRACT	3	2.45	2.48						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6030	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	182	3
AVG % OFFICE OCCUPANCY	87.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	12.50	3
RENTABLE/GROSS SQFT	1.00	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.85**	**3**
PAYROLL		
CONTRACT	.72	3
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	**1.10**	**3**
PAYROLL	.45	1
ELEVATOR	.29	3
HVAC	.18	3
ELECTRICAL	.05	3
STRUCT/ROOF	.00	2
PLUMBING	.01	3
FIRE/LIFE SFTY	.10	3
OTHER MAINT/SUP	.20	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.87**	**3**
ELECTRICAL	1.51	3
GAS	.21	1
FUEL OIL		
PURCH STEAM	.34	2
PURCH CH WTR		
COAL		
WATER/SEWER	.02	3
RDS/GNDS/SEC TOTAL	**.18**	**3**
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER	.13	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.16	3
SEC PAYROLL		
SEC CONTRACTS	.16	2
SEC OTHER	.01	1
ADMIN TOTAL	**1.92**	**3**
PAYROLL	1.08	2
MGMT FEES	.56	3
LEGAL FEES	.00	2
AUDIT FEES	.01	2
GEN OFC EXP	.09	2
OTHER ADM EXP	.25	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**4.38**	**3**
REAL ESTATE TAX	4.28	3
BUILDING INS	.08	3
PERS PROP TAX		
OTHER TAX	.04	1
LEASING EXPENSES	**.08**	**3**
ADV/PROMOTION	.04	2
COMM/FEES	.02	3
TENANT ALTS	.03	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.08**	**3**
CLEANING		
REPAIR/MAINT	.45	1
RDS/GROUNDS	.02	1
SECURITY		
ADMINISTRATIVE	1.08	2
TOTAL CONTRACTS	**2.48**	**3**
CLEANING	.72	3
REPAIR/MAINT	.85	3
RDS/GROUNDS	.02	3
SECURITY	.16	2
ADMINISTRATIVE	.56	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

10-19 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	2,559,718 SQ. FT.				2,369,198 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					14.91	16.87	11.07	19.28
RETAIL AREA	9	14.29	23.70	8.51	25.81				
OTHER AREA	4	2.45	3.39	.67	6.15				
TOTAL RENT	13	14.53	13.72	11.06	18.06				
MISCELLANEOUS	9	.91	.11	.05	.15				
TOTAL INCOME	13	15.19	13.83	11.92	18.18				
EXPENSE									
CLEANING	13	.99	.74	.61	.96	1.07	.86	.68	1.10
REPAIR-MAINT	13	.95	.86	.63	1.34	1.03	.94	.66	1.34
UTILITIES	13	1.54	1.65	1.33	1.77	1.66	1.70	1.58	1.95
RDS/GRNDS/SEC	12	.32	.27	.10	.45	.32	.27	.10	.45
ADMINISTRATIVE	12	.65	.74	.41	.95	.65	.74	.41	.95
TOTAL OPER EXP	13	4.40	4.44	3.87	4.90	4.75	4.99	4.12	5.61
FIXED EXPENSES	13	2.93	2.69	2.25	3.70	2.93	2.69	2.25	3.70
TOTAL OPER+FIX	13	7.33	7.33	6.35	8.37	7.67	7.43	6.57	8.75
LEASING EXP	9	1.28	.81	.29	1.98				
TOTAL PAYROLL	10	.62	.72	.41	.86				
TOTAL CONTRACT	10	1.98	1.57	1:35	2.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8046	13
AVG SQFT/RETAIL TENANT	3480	8
AVG SQFT/OFFICE WORKER	287	8
AVG % OFFICE OCCUPANCY	92.4	13
AVG % RETAIL OCCUPANCY	96.9	8
AVG $ RATE YR-END RENT	15.66	11
RENTABLE/GROSS SQFT	.99	12

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.83**	**10**
PAYROLL	.14	4
CONTRACT	.69	9
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	**.86**	**10**
PAYROLL	.38	8
ELEVATOR	.18	10
HVAC	.12	10
ELECTRICAL	.03	10
STRUCT/ROOF	.01	6
PLUMBING	.02	10
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.30	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.63**	**10**
ELECTRICAL	1.32	10
GAS	.23	6
FUEL OIL	.23	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	8
RDS/GNDS/SEC TOTAL	**.25**	**9**
RDS/GNDS TOTAL	.01	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	7
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	9
SEC PAYROLL	.06	2
SEC CONTRACTS	.24	9
SEC OTHER		
ADMIN TOTAL	**.58**	**9**
PAYROLL	.25	6
MGMT FEES	.41	7
LEGAL FEES	.03	8
AUDIT FEES	.02	9
GEN OFC EXP	.05	8
OTHER ADM EXP	.04	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**3.04**	**10**
REAL ESTATE TAX	2.97	10
BUILDING INS	.08	10
PERS PROP TAX		
OTHER TAX	.03	2
LEASING EXPENSES	**.81**	**9**
ADV/PROMOTION	.01	4
COMM/FEES	.03	9
TENANT ALTS	1.05	7
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.72**	**10**
CLEANING	.14	4
REPAIR/MAINT	.38	8
RDS/GROUNDS		
SECURITY	.06	2
ADMINISTRATIVE	.25	6
TOTAL CONTRACTS	**1.57**	**10**
CLEANING	.71	10
REPAIR/MAINT	.80	9
RDS/GROUNDS	.01	7
SECURITY	.24	9
ADMINISTRATIVE	.43	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

10-19 YEARS 20-29 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	3,329,621 SQ. FT.				3,163,857 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					16.38	15.01	9.32	19.34
RETAIL AREA	8	13.23	11.47	8.80	14.57				
OTHER AREA	3	102.97	1.28						
TOTAL RENT	10	16.87	15.39	10.74	19.27				
MISCELLANEOUS	8	.06	.04	.01	.05				
TOTAL INCOME	10	16.90	15.41	10.78	19.31				
EXPENSE									
CLEANING	10	.96	.79	.57	1.09	1.00	.91	.57	1.13
REPAIR-MAINT	10	1.36	.97	.81	1.27	1.41	1.02	.83	1.38
UTILITIES	10	1.42	1.40	1.02	1.53	1.47	1.49	1.02	1.65
RDS/GRNDS/SEC	10	.23	.28	.14	.38	.23	.28	.14	.38
ADMINISTRATIVE	10	.78	.85	.46	1.14	.78	.85	.46	1.14
TOTAL OPER EXP	10	4.74	4.41	3.68	4.97	4.94	4.75	3.78	5.37
FIXED EXPENSES	10	3.48	3.20	1.92	4.21	3.48	3.20	1.92	4.21
TOTAL OPER+FIX	10	8.22	7.40	5.60	8.95	8.43	7.83	5.70	9.09
LEASING EXP	5	2.38	.98	.64	5.92				
TOTAL PAYROLL	9	1.27	.71	.36	1.04				
TOTAL CONTRACT	10	1.31	1.42	.87	1.62				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12146	10
AVG SQFT/RETAIL TENANT	2628	8
AVG SQFT/OFFICE WORKER	246	5
AVG % OFFICE OCCUPANCY	87.9	10
AVG % RETAIL OCCUPANCY	96.4	8
AVG $ RATE YR-END RENT	14.69	8
RENTABLE/GROSS SQFT	.91	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	9
PAYROLL	.86	2
CONTRACT	.62	9
SUP/MAT/MISC	.07	9
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	1.01	9
PAYROLL	.33	6
ELEVATOR	.20	9
HVAC	.11	9
ELECTRICAL	.07	8
STRUCT/ROOF	.00	3
PLUMBING	.01	8
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.27	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.44	9
ELECTRICAL	1.14	9
GAS	.19	7
FUEL OIL	.55	2
PURCH STEAM	.21	1
PURCH CH WTR		
COAL	.11	1
WATER/SEWER	.03	7
RDS/GNDS/SEC TOTAL	.26	9
RDS/GNDS TOTAL	.02	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	6
RDS/GNDS OTHER	.00	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.23	9
SEC PAYROLL	.38	2
SEC CONTRACTS	.16	7
SEC OTHER	.05	2
ADMIN TOTAL	.86	9
PAYROLL	.15	6
MGMT FEES	.59	6
LEGAL FEES	.01	5
AUDIT FEES	.01	6
GEN OFC EXP	.05	7
OTHER ADM EXP	.08	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.39	9
REAL ESTATE TAX	3.09	9
BUILDING INS	.10	9
PERS PROP TAX		
OTHER TAX	.06	4
LEASING EXPENSES	.98	5
ADV/PROMOTION	.02	5
COMM/FEES	.26	3
TENANT ALTS	.81	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.77	7
CLEANING	.86	2
REPAIR/MAINT	.33	6
RDS/GROUNDS		
SECURITY	.38	2
ADMINISTRATIVE	.15	6
TOTAL CONTRACTS	1.53	9
CLEANING	.62	9
REPAIR/MAINT	.32	8
RDS/GROUNDS	.02	6
SECURITY	.16	7
ADMINISTRATIVE	.44	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

20-29 YEARS LESS THAN 5 STORIES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	200,347 SQ. FT.				182,722 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					10.24	8.51		
RETAIL AREA									
OTHER AREA	2	7.32	7.86						
TOTAL RENT	3	9.87	8.50						
MISCELLANEOUS	2	3.04	4.76						
TOTAL INCOME	3	12.71	11.62						
EXPENSE									
CLEANING	3	.54	.84			.56	.85		
REPAIR-MAINT	3	1.41	.84			1.47	.85		
UTILITIES	3	1.51	1.19			1.57	1.20		
RDS/GRNDS/SEC	3	.30	.28			.30	.28		
ADMINISTRATIVE	3	.16	.28			.16	.28		
TOTAL OPER EXP	3	3.92	3.70			4.07	3.73		
FIXED EXPENSES	3	.85	.55			.85	.55		
TOTAL OPER+FIX	3	4.77	4.12			4.92	4.16		
LEASING EXP									
TOTAL PAYROLL	3	1.30	.78						
TOTAL CONTRACT	3	.80	1.12						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13488	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	179	3
AVG % OFFICE OCCUPANCY	96.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	10.60	1
RENTABLE/GROSS SQFT	.86	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.84	3
PAYROLL	.21	3
CONTRACT	.68	3
SUP/MAT/MISC	.01	2
TRASH REMOVAL		
REPR/MAINT TOTAL	.84	3
PAYROLL	.31	3
ELEVATOR	.08	2
HVAC	.19	2
ELECTRICAL	.05	3
STRUCT/ROOF	.07	3
PLUMBING	.03	2
FIRE/LIFE SFTY	.05	1
OTHER MAINT/SUP	.11	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.19	3
ELECTRICAL	1.13	3
GAS		
FUEL OIL	.11	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	2
RDS/GNDS/SEC TOTAL	.28	3
RDS/GNDS TOTAL	.28	3
RDS/GNDS PAYRL	.22	1
RDS/GNDS CONTR	.24	2
RDS/GNDS OTHER	.06	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	1
SEC PAYROLL		
SEC CONTRACTS	.05	1
SEC OTHER		
ADMIN TOTAL	.28	3
PAYROLL	.15	2
MGMT FEES	.06	1
LEGAL FEES		
AUDIT FEES	.01	1
GEN OFC EXP	.15	3
OTHER ADM EXP	.00	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.55	3
REAL ESTATE TAX	.52	3
BUILDING INS	.05	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.78	3
CLEANING	.21	3
REPAIR/MAINT	.31	3
RDS/GROUNDS	.22	1
SECURITY		
ADMINISTRATIVE	.15	2
TOTAL CONTRACTS	1.12	3
CLEANING	.68	3
REPAIR/MAINT	.20	2
RDS/GROUNDS	.24	2
SECURITY	.10	2
ADMINISTRATIVE	.07	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS 5-9 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	492,201 SQ. FT.				474,049 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	4					14.97	14.90	12.09	17.47
RETAIL AREA	1	24.61	24.61						
OTHER AREA									
TOTAL RENT	4	15.06	14.94	12.17	17.47				
MISCELLANEOUS	2	.12	.13						
TOTAL INCOME	4	15.13	15.07	12.17	17.59				
EXPENSE									
CLEANING	5	.92	.95	.73	1.04	.96	.99	.73	1.12
REPAIR-MAINT	5	1.72	1.63	1.15	1.88	1.79	1.73	1.15	1.99
UTILITIES	5	1.99	1.86	1.21	2.23	2.06	1.86	1.28	2.28
RDS/GRNDS/SEC	5	.60	.17	.08	.68	.60	.17	.08	.68
ADMINISTRATIVE	5	1.18	.96	.63	1.37	1.18	.96	.63	1.37
TOTAL OPER EXP	5	6.41	4.63	4.47	7.01	6.66	5.11	4.52	7.20
FIXED EXPENSES	5	3.59	3.16	2.54	3.93	3.59	3.16	2.54	3.93
TOTAL OPER + FIX	5	10.00	7.73	7.03	10.94	10.25	8.26	7.06	11.13
LEASING EXP	4	2.19	2.09	.54	3.95				
TOTAL PAYROLL	5	1.35	.43	.40	1.50				
TOTAL CONTRACT	5	2.30	2.29	1.88	2.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1623	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	141	3
AVG % OFFICE OCCUPANCY	89.7	5
AVG % RETAIL OCCUPANCY	72.0	1
AVG $ RATE YR-END RENT	13.50	4
RENTABLE/GROSS SQFT	.99	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.95	5
PAYROLL	.27	1
CONTRACT	.71	5
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.06	4
REPR/MAINT TOTAL	1.63	5
PAYROLL	.40	3
ELEVATOR	.16	5
HVAC	.27	5
ELECTRICAL	.18	4
STRUCT/ROOF		
PLUMBING	.02	5
FIRE/LIFE SFTY	.15	3
OTHER MAINT/SUP	.43	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.86	5
ELECTRICAL	1.32	5
GAS	.29	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	5
RDS/GNDS/SEC TOTAL	.17	5
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL	.17	1
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.19	4
SEC PAYROLL		
SEC CONTRACTS	.19	4
SEC OTHER	.11	1
ADMIN TOTAL	.96	5
PAYROLL	.43	3
MGMT FEES	.47	4
LEGAL FEES	.09	3
AUDIT FEES	.03	3
GEN OFC EXP	.07	4
OTHER ADM EXP	.13	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.16	5
REAL ESTATE TAX	3.03	5
BUILDING INS	.08	5
PERS PROP TAX		
OTHER TAX	.02	3
LEASING EXPENSES	2.09	4
ADV/PROMOTION	.10	2
COMM/FEES	.37	4
TENANT ALTS	2.49	3
BUY-OUTS	.01	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.43	5
CLEANING	.27	1
REPAIR/MAINT	.40	3
RDS/GROUNDS	.17	1
SECURITY		
ADMINISTRATIVE	.43	3
TOTAL CONTRACTS	2.29	5
CLEANING	.71	5
REPAIR/MAINT	.80	5
RDS/GROUNDS	.04	3
SECURITY	.19	4
ADMINISTRATIVE	.58	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

20-29 YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,115,128 SQ. FT.				1,067,842 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH	DOLLARS/SQ. FT. AVG	DOLLARS/SQ. FT. MEDIAN	MID RANGE LOW	MID RANGE HIGH
INCOME									
OFFICE AREA	7					14.52	12.35	9.55	17.16
RETAIL AREA	4	16.05	15.98	11.54	20.50				
OTHER AREA	2	24.32	95.00						
TOTAL RENT	7	14.63	11.95	10.57	17.16				
MISCELLANEOUS	3	.23	.13						
TOTAL INCOME	7	14.74	12.08	11.16	17.22				
EXPENSE									
CLEANING	7	.95	.76	.65	1.38	.98	.77	.70	1.38
REPAIR-MAINT	7	1.48	1.34	1.05	1.50	1.52	1.40	1.15	1.58
UTILITIES	7	1.58	1.43	1.30	1.72	1.63	1.49	1.39	1.72
RDS/GRNDS/SEC	6	.29	.24	.09	.44	.29	.24	.09	.44
ADMINISTRATIVE	7	.69	.68	.47	.89	.69	.68	.47	.89
TOTAL OPER EXP	7	4.94	4.43	3.53	6.00	5.10	4.75	3.93	6.00
FIXED EXPENSES	7	3.18	2.22	1.73	4.62	3.18	2.22	1.73	4.62
TOTAL OPER + FIX	7	8.11	6.64	5.40	10.62	8.27	6.97	5.79	10.62
LEASING EXP	5	.55	.37	.07	.92				
TOTAL PAYROLL	7	.86	.35	.28	1.14				
TOTAL CONTRACT	7	1.70	1.81	1.22	2.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10611	7
AVG SQFT/RETAIL TENANT	1356	2
AVG SQFT/OFFICE WORKER	235	6
AVG % OFFICE OCCUPANCY	91.4	7
AVG % RETAIL OCCUPANCY	97.5	4
AVG $ RATE YR-END RENT	17.49	6
RENTABLE/GROSS SQFT	.92	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	7
PAYROLL	1.17	1
CONTRACT	.63	7
SUP/MAT/MISC	.10	5
TRASH REMOVAL	.07	4
REPR/MAINT TOTAL	1.34	7
PAYROLL	.35	7
ELEVATOR	.24	7
HVAC	.26	6
ELECTRICAL	.05	7
STRUCT/ROOF	.18	4
PLUMBING	.05	3
FIRE/LIFE SFTY	.01	3
OTHER MAINT/SUP	.19	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.43	7
ELECTRICAL	1.00	7
GAS	.21	6
FUEL OIL	.04	1
PURCH STEAM	.18	1
PURCH CH WTR		
COAL		
WATER/SEWER	.09	6
RDS/GNDS/SEC TOTAL	.24	6
RDS/GNDS TOTAL	.03	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER	.01	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.23	6
SEC PAYROLL		
SEC CONTRACTS	.33	5
SEC OTHER	.07	1
ADMIN TOTAL	.68	7
PAYROLL	.29	2
MGMT FEES	.48	7
LEGAL FEES	.02	2
AUDIT FEES	.02	5
GEN OFC EXP	.04	4
OTHER ADM EXP	.10	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.22	7
REAL ESTATE TAX	2.11	7
BUILDING INS	.07	7
PERS PROP TAX	.01	1
OTHER TAX		
LEASING EXPENSES	.37	5
ADV/PROMOTION	.12	2
COMM/FEES	.13	3
TENANT ALTS	.92	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.35	7
CLEANING	1.17	1
REPAIR/MAINT	.35	7
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.29	2
TOTAL CONTRACTS	1.81	7
CLEANING	.63	7
REPAIR/MAINT	.55	7
RDS/GROUNDS	.04	2
SECURITY	.33	5
ADMINISTRATIVE	.46	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

20-29 YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,219,547 SQ. FT.				1,155,165 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.86	9.21	7.37	11.67
RETAIL AREA	3	10.97	10.26						
OTHER AREA	1	4.49	4.49						
TOTAL RENT	4	9.94	9.21	7.39	11.88				
MISCELLANEOUS	2	1.79	1.57						
TOTAL INCOME	4	10.92	9.23	7.39	13.44				
EXPENSE									
CLEANING	4	1.15	.69	.55	1.54	1.19	.72	.55	1.64
REPAIR-MAINT	4	.87	.96	.59	1.23	.89	.96	.61	1.24
UTILITIES	4	1.63	1.77	1.37	2.01	1.68	1.79	1.42	2.03
RDS/GRNDS/SEC	4	.22	.23	.12	.30	.22	.23	.12	.30
ADMINISTRATIVE	4	.56	.51	.33	.74	.56	.51	.33	.74
TOTAL OPER EXP	4	4.43	4.37	3.96	4.83	4.58	4.55	4.00	5.11
FIXED EXPENSES	4	2.70	2.65	2.32	2.99	2.70	2.65	2.32	2.99
TOTAL OPER+FIX	4	7.12	6.86	6.61	7.48	7.27	7.02	6.65	7.76
LEASING EXP	1	3.42	3.42						
TOTAL PAYROLL	4	.48	.34	.22	.80				
TOTAL CONTRACT	4	1.81	1.00	.96	2.33				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	7722	3
AVG SQFT/RETAIL TENANT	2114	2
AVG SQFT/OFFICE WORKER	147	3
AVG % OFFICE OCCUPANCY	85.8	4
AVG % RETAIL OCCUPANCY	82.5	3
AVG $ RATE YR-END RENT	14.38	4
RENTABLE/GROSS SQFT	.96	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.69	4
PAYROLL		
CONTRACT	.67	4
SUP/MAT/MISC	.00	4
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.96	4
PAYROLL	.18	3
ELEVATOR	.15	4
HVAC	.06	4
ELECTRICAL	.06	4
STRUCT/ROOF	.02	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.36	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.77	4
ELECTRICAL	.84	4
GAS	.16	1
FUEL OIL	1.13	2
PURCH STEAM	.30	1
PURCH CH WTR		
COAL		
WATER/SEWER	.15	3
RDS/GNDS/SEC TOTAL	.23	4
RDS/GNDS TOTAL	.00	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.00	2
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.23	4
SEC PAYROLL	.19	2
SEC CONTRACTS	.18	3
SEC OTHER	.04	1
ADMIN TOTAL	.51	4
PAYROLL	.17	4
MGMT FEES	.60	1
LEGAL FEES	.03	4
AUDIT FEES	.01	3
GEN OFC EXP	.00	3
OTHER ADM EXP	.12	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.65	4
REAL ESTATE TAX	2.43	4
BUILDING INS	.13	4
PERS PROP TAX		
OTHER TAX	.08	3
LEASING EXPENSES	3.42	1
ADV/PROMOTION	.01	1
COMM/FEES	.25	1
TENANT ALTS	3.16	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.34	4
CLEANING		
REPAIR/MAINT	.18	3
RDS/GROUNDS		
SECURITY	.19	2
ADMINISTRATIVE	.17	4
TOTAL CONTRACTS	1.00	4
CLEANING	.67	4
REPAIR/MAINT	.32	4
RDS/GROUNDS	.00	2
SECURITY	.22	3
ADMINISTRATIVE	.07	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

30-39 YEARS LESS THAN 5 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	227,885 SQ. FT.				224,989 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					10.83	9.16		
RETAIL AREA									
OTHER AREA	1	7.30	7.30						
TOTAL RENT	3	9.25	8.72						
MISCELLANEOUS	1	2.25	2.25						
TOTAL INCOME	3	9.78	8.72						
EXPENSE									
CLEANING	3	1.45	.85			1.47	.89		
REPAIR-MAINT	3	2.99	2.24			3.03	2.34		
UTILITIES	3	1.29	1.31			1.31	1.36		
RDS/GRNDS/SEC	3	.13	.12			.13	.12		
ADMINISTRATIVE	3	.90	.81			.90	.81		
TOTAL OPER EXP	3	6.76	5.97			6.85	6.24		
FIXED EXPENSES	3	1.60	1.17			1.60	1.17		
TOTAL OPER+FIX	3	8.36	8.67			8.45	8.67		
LEASING EXP	1	.17	.17						
TOTAL PAYROLL	3	3.89	.73						
TOTAL CONTRACT	3	.72	1.02						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	31791	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	251	3
AVG % OFFICE OCCUPANCY	98.9	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	13.50	1
RENTABLE/GROSS SQFT	.80	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.85	3
PAYROLL	.80	2
CONTRACT	.51	3
SUP/MAT/MISC	.17	2
TRASH REMOVAL	.07	1
REPR/MAINT TOTAL	2.24	3
PAYROLL	.47	3
ELEVATOR	.04	2
HVAC	.19	3
ELECTRICAL	.06	3
STRUCT/ROOF	.04	3
PLUMBING	.06	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.07	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.31	3
ELECTRICAL	.96	3
GAS	.13	2
FUEL OIL	.14	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	2
RDS/GNDS/SEC TOTAL	.12	3
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.04	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.08	2
SEC PAYROLL		
SEC CONTRACTS	.08	2
SEC OTHER	.00	1
ADMIN TOTAL	.81	3
PAYROLL	.26	3
MGMT FEES	.50	2
LEGAL FEES		
AUDIT FEES	.02	1
GEN OFC EXP	.03	2
OTHER ADM EXP	.06	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.17	3
REAL ESTATE TAX	.55	3
BUILDING INS	.03	3
PERS PROP TAX	.52	1
OTHER TAX	.09	1
LEASING EXPENSES	.17	1
ADV/PROMOTION		
COMM/FEES	.04	1
TENANT ALTS	.13	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.73	3
CLEANING	.80	2
REPAIR/MAINT	.47	3
RDS/GROUNDS	.02	1
SECURITY		
ADMINISTRATIVE	.26	3
TOTAL CONTRACTS	1.02	3
CLEANING	.51	3
REPAIR/MAINT	.43	3
RDS/GROUNDS	.04	3
SECURITY	.06	2
ADMINISTRATIVE	.51	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Height Analysis

50 OR MORE YEARS 10-19 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	627,075 SQ. FT.				564,869 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.94	13.86	11.10	16.91
RETAIL AREA	3	17.47	16.64						
OTHER AREA	1	10.87	10.87						
TOTAL RENT	4	14.98	13.27	11.02	16.36				
MISCELLANEOUS	2	.08	.08						
TOTAL INCOME	4	15.04	13.29	11.02	16.44				
EXPENSE									
CLEANING	4	.89	.89	.81	.92	.97	.92	.81	1.04
REPAIR-MAINT	4	1.60	1.60	1.57	1.67	1.75	1.72	1.64	1.80
UTILITIES	4	1.66	1.77	1.27	1.84	1.81	1.83	1.27	2.07
RDS/GRNDS/SEC	4	.31	.27	.16	.36	.31	.27	.16	.36
ADMINISTRATIVE	4	.82	.83	.72	.90	.82	.83	.72	.90
TOTAL OPER EXP	4	5.29	5.40	4.65	5.56	5.79	5.63	4.73	6.27
FIXED EXPENSES	4	3.14	3.16	2.24	4.36	3.14	3.16	2.24	4.36
TOTAL OPER+FIX	4	8.43	8.61	6.98	9.83	8.93	9.07	7.18	10.42
LEASING EXP	4	1.72	2.39	1.14	3.36				
TOTAL PAYROLL	4	.54	.49	.36	.67				
TOTAL CONTRACT	4	2.60	2.70	1.90	2.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3176	4
AVG SQFT/RETAIL TENANT	1635	4
AVG SQFT/OFFICE WORKER	155	3
AVG % OFFICE OCCUPANCY	94.5	4
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	12.50	4
RENTABLE/GROSS SQFT	.89	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.89	4
PAYROLL	.06	1
CONTRACT	.72	4
SUP/MAT/MISC	.08	4
TRASH REMOVAL	.05	4
REPR/MAINT TOTAL	1.60	4
PAYROLL	.56	3
ELEVATOR	.16	4
HVAC	.27	4
ELECTRICAL	.14	4
STRUCT/ROOF	.04	3
PLUMBING	.14	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.40	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.77	4
ELECTRICAL	1.35	4
GAS	.28	2
FUEL OIL		
PURCH STEAM	.33	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	3
RDS/GNDS/SEC TOTAL	.27	4
RDS/GNDS TOTAL	.00	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR		
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.27	4
SEC PAYROLL	.05	1
SEC CONTRACTS	.26	4
SEC OTHER	.00	1
ADMIN TOTAL	.83	4
PAYROLL	.22	2
MGMT FEES	.69	4
LEGAL FEES	.02	3
AUDIT FEES	.03	3
GEN OFC EXP	.02	2
OTHER ADM EXP	.05	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.16	4
REAL ESTATE TAX	3.08	4
BUILDING INS	.09	4
PERS PROP TAX		
OTHER TAX	.00	1
LEASING EXPENSES	2.39	4
ADV/PROMOTION	.04	3
COMM/FEES	.27	4
TENANT ALTS	2.40	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.49	4
CLEANING	.06	1
REPAIR/MAINT	.56	3
RDS/GROUNDS		
SECURITY	.05	1
ADMINISTRATIVE	.22	2
TOTAL CONTRACTS	2.70	4
CLEANING	.72	4
REPAIR/MAINT	.91	4
RDS/GROUNDS		
SECURITY	.26	4
ADMINISTRATIVE	.52	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

50 OR MORE YEARS 20-29 STORIES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,448,574 SQ. FT.				1,266,471 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					10.46	15.48		
RETAIL AREA	1	7.77	7.77						
OTHER AREA	2	28.57	18.02						
TOTAL RENT	3	11.43	15.11						
MISCELLANEOUS	3	.82	.77						
TOTAL INCOME	3	12.25	16.50						
EXPENSE									
CLEANING	3	1.36	1.27			1.49	1.32		
REPAIR-MAINT	3	1.64	1.89			2.02	2.09		
UTILITIES	3	1.54	1.49			1.69	1.65		
RDS/GRNDS/SEC	3	.63	.52			.63	.52		
ADMINISTRATIVE	3	.87	.88			.87	.88		
TOTAL OPER EXP	3	6.24	6.39			6.92	7.18		
FIXED EXPENSES	3	2.21	3.32			2.21	3.32		
TOTAL OPER+FIX	3	8.45	8.14			9.13	8.93		
LEASING EXP	3	1.11	1.44						
TOTAL PAYROLL	3	1.14	1.13						
TOTAL CONTRACT	3	2.10	1.96						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8760	3
AVG SQFT/RETAIL TENANT	2123	2
AVG SQFT/OFFICE WORKER	180	3
AVG % OFFICE OCCUPANCY	80.2	3
AVG % RETAIL OCCUPANCY	41.7	2
AVG $ RATE YR-END RENT	21.42	3
RENTABLE/GROSS SQFT	.73	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.27	3
PAYROLL	.11	1
CONTRACT	1.10	3
SUP/MAT/MISC	.01	3
TRASH REMOVAL	.04	2
REPR/MAINT TOTAL	1.89	3
PAYROLL	.65	2
ELEVATOR	.24	3
HVAC	.47	3
ELECTRICAL	.13	3
STRUCT/ROOF	.19	1
PLUMBING	.11	3
FIRE/LIFE SFTY	.04	3
OTHER MAINT/SUP	.27	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.49	3
ELECTRICAL	.94	3
GAS	.93	1
FUEL OIL		
PURCH STEAM	.34	2
PURCH CH WTR		
COAL		
WATER/SEWER	.04	1
RDS/GNDS/SEC TOTAL	.52	3
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER	.04	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.47	3
SEC PAYROLL	.40	2
SEC CONTRACTS	.18	3
SEC OTHER	.01	1
ADMIN TOTAL	.88	3
PAYROLL	.39	2
MGMT FEES	.43	3
LEGAL FEES	.00	1
AUDIT FEES		
GEN OFC EXP	.11	1
OTHER ADM EXP	.31	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.32	3
REAL ESTATE TAX	3.22	3
BUILDING INS	.10	3
PERS PROP TAX		
OTHER TAX	.01	1
LEASING EXPENSES	1.44	3
ADV/PROMOTION	.05	3
COMM/FEES	.10	2
TENANT ALTS	1.40	3
BUY-OUTS	.11	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.51	2
CLEANING	.11	1
REPAIR/MAINT	.65	2
RDS/GROUNDS		
SECURITY	.40	2
ADMINISTRATIVE	.39	2
TOTAL CONTRACTS	1.96	3
CLEANING	1.10	3
REPAIR/MAINT	.24	3
RDS/GROUNDS	.01	3
SECURITY	.18	3
ADMINISTRATIVE	.30	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	39 BLDS	12,832,400 SQ. FT.				11,914,684 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	33					18.21	16.14	13.92	21.38
RETAIL AREA	24	18.81	21.05	13.13	25.39				
OTHER AREA	12	5.98	5.78	4.50	8.04				
TOTAL RENT	36	17.78	16.40	13.70	21.48				
MISCELLANEOUS	22	.29	.05	.03	.20				
TOTAL INCOME	36	17.98	16.46	13.70	21.56				
EXPENSE									
CLEANING	39	.81	.77	.64	.90	.86	.78	.66	1.00
REPAIR-MAINT	39	1.17	.99	.80	1.40	1.24	1.06	.87	1.43
UTILITIES	39	1.32	1.36	1.13	1.65	1.37	1.36	1.17	1.67
RDS/GRNDS/SEC	38	.39	.34	.23	.47	.39	.34	.23	.47
ADMINISTRATIVE	38	.70	.70	.49	.98	.70	.70	.49	.98
TOTAL OPER EXP	38	4.33	4.36	3.74	4.97	4.59	4.56	3.97	5.43
FIXED EXPENSES	37	3.06	2.88	2.10	3.96	3.06	2.88	2.10	3.96
TOTAL OPER+FIX	39	7.15	6.94	6.07	8.50	7.62	6.97	6.13	8.90
LEASING EXP	19	1.14	.66	.11	1.79				
TOTAL PAYROLL	38	.60	.51	.35	.81				
TOTAL CONTRACT	39	1.81	1.79	1.24	2.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11773	36
AVG SQFT/RETAIL TENANT	2605	23
AVG SQFT/OFFICE WORKER	212	33
AVG % OFFICE OCCUPANCY	92.7	39
AVG % RETAIL OCCUPANCY	86.2	24
AVG $ RATE YR-END RENT	16.75	32
RENTABLE/GROSS SQFT	.87	32

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.77**	**39**
PAYROLL	.09	7
CONTRACT	.67	39
SUP/MAT/MISC	.06	34
TRASH REMOVAL	.03	31
REPR/MAINT TOTAL	**.99**	**38**
PAYROLL	.31	30
ELEVATOR	.18	38
HVAC	.19	37
ELECTRICAL	.04	35
STRUCT/ROOF	.02	19
PLUMBING	.02	32
FIRE/LIFE SFTY	.02	26
OTHER MAINT/SUP	.21	36

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.36**	**39**
ELECTRICAL	1.08	39
GAS	.14	32
FUEL OIL	.00	3
PURCH STEAM	.14	3
PURCH CH WTR		
COAL		
WATER/SEWER	.09	33
RDS/GNDS/SEC TOTAL	**.34**	**38**
RDS/GNDS TOTAL	.04	30
RDS/GNDS PAYRL	.06	4
RDS/GNDS CONTR	.03	26
RDS/GNDS OTHER	.01	12

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.32	35
SEC PAYROLL	.15	9
SEC CONTRACTS	.28	32
SEC OTHER	.02	10
ADMIN TOTAL	**.70**	**38**
PAYROLL	.34	26
MGMT FEES	.48	26
LEGAL FEES	.02	20
AUDIT FEES	.01	20
GEN OFC EXP	.06	27
OTHER ADM EXP	.04	25

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**2.88**	**37**
REAL ESTATE TAX	2.66	36
BUILDING INS	.11	37
PERS PROP TAX	.11	3
OTHER TAX	.02	7
LEASING EXPENSES	**.61**	**18**
ADV/PROMOTION	.01	15
COMM/FEES	.23	15
TENANT ALTS	.44	13
BUY-OUTS	.10	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.51**	**38**
CLEANING	.09	7
REPAIR/MAINT	.31	30
RDS/GROUNDS	.06	4
SECURITY	.15	9
ADMINISTRATIVE	.34	26
TOTAL CONTRACTS	**1.79**	**39**
CLEANING	.67	39
REPAIR/MAINT	.46	35
RDS/GROUNDS	.03	27
SECURITY	.28	32
ADMINISTRATIVE	.38	30

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

0-9 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	21 BLDS	4,298,785 SQ. FT.				4,157,209 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					16.05	15.53	13.92	19.53
RETAIL AREA	11	24.19	22.12	19.57	26.37				
OTHER AREA	4	8.13	6.81	5.11	8.21				
TOTAL RENT	20	16.55	16.51	14.33	20.28				
MISCELLANEOUS	10	.95	.05	.03	.39				
TOTAL INCOME	20	17.00	16.56	14.44	20.40				
EXPENSE									
CLEANING	21	.84	.75	.64	.91	.86	.77	.65	.95
REPAIR-MAINT	21	1.49	1.08	.87	1.45	1.52	1.13	.89	1.46
UTILITIES	21	1.52	1.41	1.13	1.54	1.53	1.41	1.14	1.57
RDS/GRNDS/SEC	21	.45	.34	.23	.46	.45	.34	.23	.46
ADMINISTRATIVE	21	.83	.72	.49	.98	.83	.72	.49	.98
TOTAL OPER EXP	21	5.12	4.42	4.06	5.25	5.23	4.56	4.07	5.35
FIXED EXPENSES	20	3.26	2.98	2.10	3.96	3.26	2.98	2.10	3.96
TOTAL OPER+FIX	21	8.19	7.79	6.15	9.67	8.52	8.06	6.17	9.67
LEASING EXP	11	1.79	.66	.11	3.61				
TOTAL PAYROLL	21	.58	.46	.33	.80				
TOTAL CONTRACT	21	2.40	1.96	1.36	2.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8072	20
AVG SQFT/RETAIL TENANT	2626	11
AVG SQFT/OFFICE WORKER	192	18
AVG % OFFICE OCCUPANCY	92.0	21
AVG % RETAIL OCCUPANCY	97.3	11
AVG $ RATE YR-END RENT	15.93	18
RENTABLE/GROSS SQFT	.86	18

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.75**	**21**
PAYROLL	.09	3
CONTRACT	.66	21
SUP/MAT/MISC	.07	19
TRASH REMOVAL	.04	18
REPR/MAINT TOTAL	**1.08**	**20**
PAYROLL	.32	16
ELEVATOR	.16	20
HVAC	.21	20
ELECTRICAL	.06	20
STRUCT/ROOF	.02	12
PLUMBING	.02	19
FIRE/LIFE SFTY	.02	14
OTHER MAINT/SUP	.23	20

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.41**	**21**
ELECTRICAL	1.11	21
GAS	.15	17
FUEL OIL	.14	2
PURCH STEAM	.15	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	20
RDS/GNDS/SEC TOTAL	**.34**	**21**
RDS/GNDS TOTAL	.06	18
RDS/GNDS PAYRL	.08	1
RDS/GNDS CONTR	.05	16
RDS/GNDS OTHER	.03	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.29	20
SEC PAYROLL	.12	2
SEC CONTRACTS	.27	20
SEC OTHER	.00	3
ADMIN TOTAL	**.72**	**21**
PAYROLL	.41	12
MGMT FEES	.48	15
LEGAL FEES	.02	12
AUDIT FEES	.02	8
GEN OFC EXP	.06	16
OTHER ADM EXP	.04	13

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**2.98**	**20**
REAL ESTATE TAX	2.82	20
BUILDING INS	.11	20
PERS PROP TAX	.11	1
OTHER TAX	.03	3
LEASING EXPENSES	**.40**	**10**
ADV/PROMOTION	.01	9
COMM/FEES	.25	8
TENANT ALTS	.33	8
BUY-OUTS	.12	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.46**	**21**
CLEANING	.09	3
REPAIR/MAINT	.32	16
RDS/GROUNDS	.08	1
SECURITY	.12	2
ADMINISTRATIVE	.41	12
TOTAL CONTRACTS	**1.96**	**21**
CLEANING	.86	21
REPAIR/MAINT	.56	19
RDS/GROUNDS	.05	17
SECURITY	.27	20
ADMINISTRATIVE	.37	18

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

0-9 YEARS 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	4,241,264 SQ. FT.				3,836,156 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					17.46	16.53	10.48	23.38
RETAIL AREA	10	15.93	18.25	10.99	27.17				
OTHER AREA	7	5.65	5.10	4.15	8.51				
TOTAL RENT	10	17.35	16.10	11.00	23.24				
MISCELLANEOUS	9	.09	.05	.02	.15				
TOTAL INCOME	10	17.43	16.17	11.04	23.32				
EXPENSE									
CLEANING	10	.73	.75	.59	.86	.79	.80	.63	.94
REPAIR-MAINT	10	.96	.98	.78	1.11	1.04	1.03	.81	1.37
UTILITIES	10	1.28	1.21	1.10	1.68	1.34	1.27	1.17	1.73
RDS/GRNDS/SEC	9	.37	.35	.30	.44	.37	.35	.30	.44
ADMINISTRATIVE	10	.82	.79	.49	1.10	.82	.79	.49	1.10
TOTAL OPER EXP	10	4.12	4.21	3.44	4.89	4.45	4.37	3.64	5.54
FIXED EXPENSES	10	3.08	2.95	2.15	3.71	3.08	2.95	2.15	3.71
TOTAL OPER+FIX	10	7.20	7.03	5.94	8.17	7.53	7.54	6.08	8.78
LEASING EXP	7	.65	.56	.04	1.05				
TOTAL PAYROLL	10	.65	.79	.40	.81				
TOTAL CONTRACT	10	1.36	1.20	.93	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11742	10
AVG SQFT/RETAIL TENANT	2032	9
AVG SQFT/OFFICE WORKER	242	8
AVG % OFFICE OCCUPANCY	90.9	10
AVG % RETAIL OCCUPANCY	82.8	9
AVG $ RATE YR-END RENT	19.20	9
RENTABLE/GROSS SQFT	.86	10

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	10	**UTILITIES TOTAL**	1.21	10	SECURITY TOTAL	.33	9	**FIXED EXP TOTAL**	2.95	10	**TOTAL PAYROLL**	.79	10
PAYROLL	.09	3	ELECTRICAL	1.02	10	SEC PAYROLL	.14	6	REAL ESTATE TAX	2.83	10	CLEANING	.09	3
CONTRACT	.67	10	GAS	.12	9	SEC CONTRACTS	.32	7	BUILDING INS	.11	10	REPAIR/MAINT	.27	10
SUP/MAT/MISC	.04	8	FUEL OIL	.00	1	SEC OTHER	.04	4	PERS PROP TAX			RDS/GROUNDS	.01	1
TRASH REMOVAL	.03	8	PURCH STEAM			**ADMIN TOTAL**	.79	10	OTHER TAX	.01	3	SECURITY	.14	6
REPR/MAINT TOTAL	.98	10	PURCH CH WTR			PAYROLL	.18	8	**LEASING EXPENSES**	.56	7	ADMINISTRATIVE	.18	8
PAYROLL	.27	10	COAL			MGMT FEES	.66	7	ADV/PROMOTION	.01	6	**TOTAL CONTRACTS**	1.20	10
ELEVATOR	.20	10	WATER/SEWER	.06	8	LEGAL FEES	.02	6	COMM/FEES	.15	6	CLEANING	.67	10
HVAC	.18	10	**RDS/GNDS/SEC TOTAL**	.35	9	AUDIT FEES	.01	8	TENANT ALTS	.66	4	REPAIR/MAINT	.24	8
ELECTRICAL	.03	9	RDS/GNDS TOTAL	.03	6	GEN OFC EXP	.05	4	BUY-OUTS	.09	1	RDS/GROUNDS	.02	5
STRUCT/ROOF	.01	3	RDS/GNDS PAYRL	.01	1	OTHER ADM EXP	.04	8				SECURITY	.32	7
PLUMBING	.03	8	RDS/GNDS CONTR	.02	5							ADMINISTRATIVE	.52	8
FIRE/LIFE SFTY	.01	7	RDS/GNDS OTHER	.02	2									
OTHER MAINT/SUP	.15	9												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

0-9 YEARS MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	4,143,248 SQ. FT.				3,780,245 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					25.05	24.02		
RETAIL AREA	2	23.03	23.11						
OTHER AREA	1	4.84	4.84						
TOTAL RENT	3	20.70	20.71						
MISCELLANEOUS	2	.02	.03						
TOTAL INCOME	3	20.71	20.76						
EXPENSE									
CLEANING	5	.85	.77	.69	1.09	.93	.93	.76	1.15
REPAIR-MAINT	5	1.05	.83	.77	1.55	1.13	.94	.79	1.79
UTILITIES	5	1.14	1.08	1.00	1.41	1.21	1.19	1.08	1.44
RDS/GRNDS/SEC	5	.34	.26	.11	.68	.34	.26	.11	.68
ADMINISTRATIVE	4	.37	.34	.21	.60	.37	.34	.21	.60
TOTAL OPER EXP	5	3.68	3.53	2.94	4.89	3.98	3.54	3.19	5.50
FIXED EXPENSES	4	2.80	2.80	2.10	3.82	2.80	2.80	2.10	3.82
TOTAL OPER+FIX	5	5.98	5.10	4.61	8.36	6.56	5.45	5.11	8.54
LEASING EXP									
TOTAL PAYROLL	5	.55	.43	.37	.80				
TOTAL CONTRACT	5	1.64	1.81	.84	2.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	144536	3
AVG SQFT/RETAIL TENANT	4217	3
AVG SQFT/OFFICE WORKER	213	4
AVG % OFFICE OCCUPANCY	95.4	5
AVG % RETAIL OCCUPANCY	85.4	4
AVG $ RATE YR-END RENT	18.31	2
RENTABLE/GROSS SQFT	.90	4

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.77	5	**UTILITIES TOTAL**	1.08	5	SECURITY TOTAL	.34	4	**FIXED EXP TOTAL**	2.80	4	**TOTAL PAYROLL**	.43	5
PAYROLL	.07	1	ELECTRICAL	1.08	5	SEC PAYROLL	.18	1	REAL ESTATE TAX	2.72	4	CLEANING	.07	1
CONTRACT	.77	5	GAS	.15	3	SEC CONTRACTS	.41	3	BUILDING INS	.09	4	REPAIR/MAINT	.31	4
SUP/MAT/MISC	.01	4	FUEL OIL			SEC OTHER	.04	2	PERS PROP TAX	.00	1	RDS/GROUNDS	.07	2
TRASH REMOVAL	.04	2	PURCH STEAM	.03	1	**ADMIN TOTAL**	.34	4	OTHER TAX	.02	1	SECURITY	.18	1
REPR/MAINT TOTAL	.83	5	PURCH CH WTR			PAYROLL	.17	4	**LEASING EXPENSES**			ADMINISTRATIVE	.17	4
PAYROLL	.31	4	COAL			MGMT FEES	.22	2	ADV/PROMOTION			**TOTAL CONTRACTS**	1.81	5
ELEVATOR	.16	5	WATER/SEWER	.07	2	LEGAL FEES	.00	1	COMM/FEES			CLEANING	.77	5
HVAC	.16	4	**RDS/GNDS/SEC TOTAL**	.26	5	AUDIT FEES	.00	3	TENANT ALTS			REPAIR/MAINT	.66	5
ELECTRICAL	.07	3	RDS/GNDS TOTAL	.08	4	GEN OFC EXP	.04	4	BUY-OUTS			RDS/GROUNDS	.01	3
STRUCT/ROOF	.09	3	RDS/GNDS PAYRL	.07	2	OTHER ADM EXP	.05	3				SECURITY	.41	3
PLUMBING	.02	3	RDS/GNDS CONTR	.01	3							ADMINISTRATIVE	.23	2
FIRE/LIFE SFTY	.02	3	RDS/GNDS OTHER	.01	3									
OTHER MAINT/SUP	.23	4												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	30 BLDS	8,265,589 SQ. FT.				7,625,787 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	29					14.76	13.44	10.66	18.29
RETAIL AREA	19	17.40	14.61	9.14	25.19				
OTHER AREA	10	15.84	2.05	.67	3.15				
TOTAL RENT	29	15.73	15.31	11.69	17.94				
MISCELLANEOUS	23	.32	.04	.02	.12				
TOTAL INCOME	29	15.98	15.34	11.92	18.05				
EXPENSE									
CLEANING	30	.96	.80	.61	1.06	1.03	.87	.70	1.13
REPAIR-MAINT	30	1.15	.97	.76	1.29	1.22	1.02	.84	1.29
UTILITIES	30	1.47	1.53	1.21	1.76	1.55	1.61	1.38	1.87
RDS/GRNDS/SEC	29	.28	.26	.15	.41	.28	.26	.15	.41
ADMINISTRATIVE	29	.76	.71	.43	1.14	.76	.71	.43	1.14
TOTAL OPER EXP	30	4.60	4.62	3.84	5.01	4.90	4.87	4.16	5.61
FIXED EXPENSES	30	3.07	2.63	2.02	3.92	3.07	2.63	2.02	3.92
TOTAL OPER+FIX	30	7.67	7.06	6.00	8.92	7.98	7.59	6.32	8.99
LEASING EXP	18	1.53	.89	.26	1.98				
TOTAL PAYROLL	26	1.08	.74	.45	1.08				
TOTAL CONTRACT	27	1.46	1.44	.97	1.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10333	29
AVG SQFT/RETAIL TENANT	2889	18
AVG SQFT/OFFICE WORKER	232	18
AVG % OFFICE OCCUPANCY	90.8	30
AVG % RETAIL OCCUPANCY	96.5	18
AVG $ RATE YR-END RENT	14.73	24
RENTABLE/GROSS SQFT	.93	25

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.85	25
PAYROLL	.53	8
CONTRACT	.68	22
SUP/MAT/MISC	.07	23
TRASH REMOVAL	.04	20
REPR/MAINT TOTAL	1.03	25
PAYROLL	.39	18
ELEVATOR	.18	25
HVAC	.13	25
ELECTRICAL	.05	23
STRUCT/ROOF	.00	12
PLUMBING	.01	22
FIRE/LIFE SFTY	.03	13
OTHER MAINT/SUP	.26	24

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.51	25
ELECTRICAL	1.20	25
GAS	.21	16
FUEL OIL	.23	4
PURCH STEAM	.26	3
PURCH CH WTR		
COAL	.11	1
WATER/SEWER	.05	20
RDS/GNDS/SEC TOTAL	.25	24
RDS/GNDS TOTAL	.02	19
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.02	18
RDS/GNDS OTHER	.01	5

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.23	23
SEC PAYROLL	.27	5
SEC CONTRACTS	.16	19
SEC OTHER	.05	4
ADMIN TOTAL	.74	24
PAYROLL	.23	16
MGMT FEES	.55	17
LEGAL FEES	.02	17
AUDIT FEES	.01	19
GEN OFC EXP	.06	20
OTHER ADM EXP	.08	17

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.77	25
REAL ESTATE TAX	2.69	25
BUILDING INS	.08	25
PERS PROP TAX	.26	1
OTHER TAX	.04	7
LEASING EXPENSES	.89	18
ADV/PROMOTION	.02	12
COMM/FEES	.06	15
TENANT ALTS	.80	16
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.75	23
CLEANING	.53	8
REPAIR/MAINT	.39	18
RDS/GROUNDS	.02	1
SECURITY	.17	6
ADMINISTRATIVE	.23	16
TOTAL CONTRACTS	1.53	25
CLEANING	.68	23
REPAIR/MAINT	.41	23
RDS/GROUNDS	.02	18
SECURITY	.16	19
ADMINISTRATIVE	.49	17

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

10-19 YEARS 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	17 BLDS	3,156,089 SQ. FT.				2,973,697 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					14.01	14.98	9.87	18.29
RETAIL AREA	12	10.98	14.17	6.64	23.71				
OTHER AREA	5	4.09	1.28	.62	6.15				
TOTAL RENT	17	14.45	14.63	11.06	18.16				
MISCELLANEOUS	13	.05	.04	.02	.11				
TOTAL INCOME	17	14.49	14.65	11.12	18.22				
EXPENSE									
CLEANING	17	.80	.73	.58	1.01	.85	.79	.61	1.10
REPAIR-MAINT	17	.97	.86	.65	1.22	1.02	.94	.77	1.25
UTILITIES	17	1.53	1.61	1.26	1.70	1.61	1.64	1.49	1.86
RDS/GRNDS/SEC	16	.29	.27	.13	.45	.29	.27	.13	.45
ADMINISTRATIVE	16	.87	.78	.62	1.14	.87	.78	.62	1.14
TOTAL OPER EXP	17	4.41	4.64	3.68	4.93	4.65	4.99	3.78	5.61
FIXED EXPENSES	17	2.80	2.57	2.02	3.92	2.80	2.57	2.02	3.92
TOTAL OPER+FIX	17	7.21	7.12	5.84	8.92	7.45	7.35	6.05	8.99
LEASING EXP	11	1.95	.96	.19	2.59				
TOTAL PAYROLL	13	.74	.75	.45	.99				
TOTAL CONTRACT	14	1.60	1.55	1.30	2.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6857	17
AVG SQFT/RETAIL TENANT	2912	11
AVG SQFT/OFFICE WORKER	248	9
AVG % OFFICE OCCUPANCY	89.6	17
AVG % RETAIL OCCUPANCY	93.3	11
AVG $ RATE YR-END RENT	13.84	14
RENTABLE/GROSS SQFT	.93	15

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.83	14
PAYROLL	.24	4
CONTRACT	.65	13
SUP/MAT/MISC	.07	13
TRASH REMOVAL	.04	11
REPR/MAINT TOTAL	.97	14
PAYROLL	.33	10
ELEVATOR	.20	14
HVAC	.13	14
ELECTRICAL	.05	13
STRUCT/ROOF	.00	7
PLUMBING	.02	13
FIRE/LIFE SFTY	.03	5
OTHER MAINT/SUP	.30	13

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.53	14
ELECTRICAL	1.20	14
GAS	.21	11
FUEL OIL	.23	2
PURCH STEAM	.41	1
PURCH CH WTR		
COAL	.11	1
WATER/SEWER	.04	12
RDS/GNDS/SEC TOTAL	.25	13
RDS/GNDS TOTAL	.02	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	9
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.23	13
SEC PAYROLL	.35	3
SEC CONTRACTS	.16	11
SEC OTHER	.05	2
ADMIN TOTAL	.77	13
PAYROLL	.43	8
MGMT FEES	.44	10
LEGAL FEES	.01	10
AUDIT FEES	.01	12
GEN OFC EXP	.05	11
OTHER ADM EXP	.09	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.73	14
REAL ESTATE TAX	2.63	14
BUILDING INS	.08	14
PERS PROP TAX		
OTHER TAX	.01	4
LEASING EXPENSES	.96	11
ADV/PROMOTION	.00	7
COMM/FEES	.07	10
TENANT ALTS	.81	9
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.75	13
CLEANING	.24	4
REPAIR/MAINT	.33	10
RDS/GROUNDS		
SECURITY	.35	5
ADMINISTRATIVE	.43	8
TOTAL CONTRACTS	1.55	14
CLEANING	.67	14
REPAIR/MAINT	.53	13
RDS/GROUNDS	.02	9
SECURITY	.16	11
ADMINISTRATIVE	.47	9

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

10-19 YEARS 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	3,754,439 SQ. FT.				3,413,840 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					16.02	14.67	9.71	19.81
RETAIL AREA	5	22.30	26.31	10.87	28.48				
OTHER AREA	3	28.19	2.28						
TOTAL RENT	8	17.85	17.38	14.91	19.17				
MISCELLANEOUS	7	.63	.15	.01	.24				
TOTAL INCOME	8	18.38	17.57	15.01	19.28				
EXPENSE									
CLEANING	9	1.00	.81	.71	1.33	1.09	.90	.83	1.48
REPAIR-MAINT	9	1.00	.93	.80	1.26	1.07	1.03	.82	1.35
UTILITIES	9	1.51	1.44	1.15	1.74	1.61	1.49	1.25	1.95
RDS/GRNDS/SEC	9	.28	.29	.21	.40	.28	.29	.21	.40
ADMINISTRATIVE	9	.70	.46	.35	1.14	.70	.46	.35	1.14
TOTAL OPER EXP	9	4.50	44	4.07	5.01	4.85	4.75	4.34	5.53
FIXED EXPENSES	9	3.15	3.39	2.39	4.01	3.15	3.39	2.39	4.01
TOTAL OPER+FIX	9	7.65	7.85	6.53	8.69	8.00	7.90	6.90	8.99
LEASING EXP	4	1.53	.87	.38	3.07				
TOTAL PAYROLL	9	.87	.71	.35	.96				
TOTAL CONTRACT	9	1.45	1.30	.93	2.01				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14372	8
AVG SQFT/RETAIL TENANT	2805	5
AVG SQFT/OFFICE WORKER	215	6
AVG % OFFICE OCCUPANCY	93.6	9
AVG % RETAIL OCCUPANCY	97.2	5
AVG $ RATE YR-END RENT	16.67	6
RENTABLE/GROSS SQFT	.95	8

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	7
PAYROLL	.84	2
CONTRACT	.69	6
SUP/MAT/MISC	.07	7
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	1.03	7
PAYROLL	.46	4
ELEVATOR	.15	7
HVAC	.12	7
ELECTRICAL	.05	7
STRUCT/ROOF	.17	4
PLUMBING	.01	7
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.22	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.45	7
ELECTRICAL	1.20	7
GAS	.18	2
FUEL OIL	1.10	1
PURCH STEAM	.24	2
PURCH CH WTR		
COAL		
WATER/SEWER	.05	6
RDS/GNDS/SEC TOTAL	.26	7
RDS/GNDS TOTAL	.01	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	6
RDS/GNDS OTHER	.00	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.24	7
SEC PAYROLL	.06	1
SEC CONTRACTS	.24	7
SEC OTHER		
ADMIN TOTAL	.40	7
PAYROLL	.22	6
MGMT FEES	54	4
LEGAL FEES	.02	4
AUDIT FEES	.02	4
GEN OFC EXP	.04	6
OTHER ADM EXP	.08	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.50	7
REAL ESTATE TAX	3.27	7
BUILDING INS	.11	7
PERS PROP TAX		
OTHER TAX	.10	3
LEASING EXPENSES	.87	4
ADV/PROMOTION	.02	3
COMM/FEES	.01	3
TENANT ALTS	.86	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.75	8
CLEANING	.84	2
REPAIR/MAINT	.46	4
RDS/GROUNDS		
SECURITY	.05	1
ADMINISTRATIVE	.22	8
TOTAL CONTRACTS	1.37	7
CLEANING	.69	6
REPAIR/MAINT	.32	6
RDS/GROUNDS	.01	6
SECURITY	.24	7
ADMINISTRATIVE	.36	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

20-29 YEARS ALL SIZES

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	19 BLDS	3,027,223 SQ. FT.				2,889,778 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	18					12.23	11.35	8.14	15.75
RETAIL AREA	8	13.62	12.39	10.14	20.50				
OTHER AREA	5	15.31	7.18	3.25	98.26				
TOTAL RENT	18	12.29	11.28	8.14	16.22				
MISCELLANEOUS	9	1.26	.24	.05	2.06				
TOTAL INCOME	18	12.96	11.85	9.23	16.99				
EXPENSE									
CLEANING	19	1.00	.77	63	1.00	1.03	.81	64	1.00
REPAIR-MAINT	19	1.27	1.23	.87	1.63	1.31	1.23	.89	1.73
UTILITIES	19	1.96	1.43	1.24	1.87	1.72	1.50	1.31	1.87
RDS/GRNDS/SEC	18	.31	.23	.14	.36	.31	.23	.14	.36
ADMINISTRATIVE	19	.68	.67	.32	.89	.68	.67	.32	.89
TOTAL OPER EXP	19	4.90	4.43	3.91	5.57	5.07	4.63	3.95	5.57
FIXED EXPENSES	19	2.90	2.55	1.73	3.22	2.90	2.55	1.73	3.22
TOTAL OPER+FIX	19	7.80	6.73	5.40	8.55	7.97	6.97	5.79	8.55
LEASING EXP	10	1.57	.56	.25	3.45				
TOTAL PAYROLL	19	.82	.42	.32	1.14				
TOTAL CONTRACT	19	1.77	1.72	1.01	2.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6997	16
AVG SQFT/RETAIL TENANT	1718	4
AVG SQFT/OFFICE WORKER	176	15
AVG % OFFICE OCCUPANCY	89.3	19
AVG % RETAIL OCCUPANCY	87.8	8
AVG $ RATE YR-END RENT	15.13	15
RENTABLE/GROSS SQFT	.95	18

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.77	19
PAYROLL	.27	5
CONTRACT	.68	19
SUP/MAT/MISC	.04	16
TRASH REMOVAL	.05	11
REPR/MAINT TOTAL	1.23	19
PAYROLL	.36	16
ELEVATOR	.15	18
HVAC	.17	17
ELECTRICAL	.07	18
STRUCT/ROOF	.07	11
PLUMBING	.02	14
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.25	16

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.43	19
ELECTRICAL	1.07	19
GAS	.21	12
FUEL OIL	.80	4
PURCH STEAM	.24	2
PURCH CH WTR		
COAL		
WATER/SEWER	.09	16
RDS/GNDS/SEC TOTAL	.23	18
RDS/GNDS TOTAL	.03	15
RDS/GNDS PAYRL	.19	2
RDS/GNDS CONTR	.04	9
RDS/GNDS OTHER	.02	8

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.21	15
SEC PAYROLL	.19	2
SEC CONTRACTS	.18	12
SEC OTHER	.07	3
ADMIN TOTAL	.67	19
PAYROLL	.18	11
MGMT FEES	.48	13
LEGAL FEES	.04	9
AUDIT FEES	.01	12
GEN OFC EXP	.04	14
OTHER ADM EXP	.10	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.55	19
REAL ESTATE TAX	2.32	19
BUILDING INS	.09	19
PERS PROP TAX	.01	1
OTHER TAX	.08	6
LEASING EXPENSES	.56	10
ADV/PROMOTION	.01	5
COMM/FEES	.17	8
TENANT ALTS	1.94	6
BUY-OUTS	.01	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.42	19
CLEANING	.27	5
REPAIR/MAINT	.36	16
RDS/GROUNDS	.19	2
SECURITY	.19	2
ADMINISTRATIVE	.18	11
TOTAL CONTRACTS	1.72	19
CLEANING	.68	19
REPAIR/MAINT	.39	18
RDS/GROUNDS	.04	9
SECURITY	.19	14
ADMINISTRATIVE	.47	14

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

20-29 YEARS 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	310,371 SQ. FT.				302,149 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					13.90	13.05	9.82	17.47
RETAIL AREA	1	24.61	24.61						
OTHER AREA	1	7.18	7.18						
TOTAL RENT	5	13.99	13.15	9.85	17.47				
MISCELLANEOUS	3	2.33	.24						
TOTAL INCOME	5	15.43	16.99	12.17	17.60				
EXPENSE									
CLEANING	5	.91	.98	.73	1.04	.94	.99	.73	1.12
REPAIR-MAINT	5	1.34	1.21	.97	1.68	1.38	1.21	.97	1.79
UTILITIES	5	1.51	1.31	1.15	1.93	1.55	1.31	1.22	1.93
RDS/GRNDS/SEC	5	.18	.17	.08	.31	.18	.17	.08	.31
ADMINISTRATIVE	5	.78	.66	.45	1.09	.78	.66	.45	1.09
TOTAL OPER EXP	5	4.72	4.52	4.06	5.29	4.85	4.63	4.07	5.53
FIXED EXPENSES	5	2.56	3.11	1.20	3.38	2.58	3.11	1.20	3.38
TOTAL OPER + FIX	5	7.30	7.68	5.25	8.64	7.43	7.73	5.27	8.91
LEASING EXP	4	2.19	2.09	.54	3.95				
TOTAL PAYROLL	5	.52	.43	.40	.71				
TOTAL CONTRACT	5	2.15	2.05	1.54	2.69				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1974	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	162	3
AVG % OFFICE OCCUPANCY	83.8	5
AVG % RETAIL OCCUPANCY	72.0	1
AVG $ RATE YR-END RENT	13.50	4
RENTABLE/GROSS SQFT	.96	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.98	5
PAYROLL	.28	2
CONTRACT	.68	5
SUP/MAT/MISC	.08	5
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.21	5
PAYROLL	.38	3
ELEVATOR	.16	5
HVAC	.27	5
ELECTRICAL	.07	4
STRUCT/ROOF	.06	1
PLUMBING	.03	5
FIRE/LIFE SFTY	.26	2
OTHER MAINT/SUP	.35	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.31	5
ELECTRICAL	1.13	5
GAS	.26	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.17	5
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.02	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.14	4
SEC PAYROLL		
SEC CONTRACTS	.14	4
SEC OTHER		
ADMIN TOTAL	.66	5
PAYROLL	.40	3
MGMT FEES	.47	4
LEGAL FEES	.09	3
AUDIT FEES	.03	3
GEN OFC EXP	.07	4
OTHER ADM EXP	.07	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.11	5
REAL ESTATE TAX	3.00	5
BUILDING INS	.08	5
PERS PROP TAX		
OTHER TAX	.02	2
LEASING EXPENSES	2.09	4
ADV/PROMOTION	.10	2
COMM/FEES	.37	4
TENANT ALTS	2.49	3
BUY-OUTS	.01	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.43	5
CLEANING	.28	2
REPAIR/MAINT	.38	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	3
TOTAL CONTRACTS	2.05	5
CLEANING	.68	5
REPAIR/MAINT	.80	5
RDS/GROUNDS	.04	3
SECURITY	.14	4
ADMINISTRATIVE	.58	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

20-29 YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	2,022,642 SQ. FT.				1,915,622 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	10					12.58	11.35	8.65	15.95
RETAIL AREA	6	13.83	12.39	9.95	20.50				
OTHER AREA	3	15.69	4.49						
TOTAL RENT	10	12.61	11.01	9.17	16.43				
MISCELLANEOUS	5	.29	.13	.05	.81				
TOTAL INCOME	10	12.76	11.49	9.23	16.46				
EXPENSE									
CLEANING	11	.84	.75	.63	.95	.87	.77	.64	.99
REPAIR-MAINT	11	1.48	1.43	1.05	1.72	1.52	1.45	1.15	1.82
UTILITIES	11	1.77	1.68	1.42	2.15	1.83	1.71	1.42	2.19
RDS/GRNDS/SEC	10	.37	.31	.09	.44	.37	.31	.09	.44
ADMINISTRATIVE	11	.69	.67	.30	.89	.69	.67	.30	.89
TOTAL OPER EXP	11	5.11	4.43	3.91	6.00	5.30	4.75	4.04	6.00
FIXED EXPENSES	11	2.96	2.22	1.73	4.26	2.95	2.22	1.73	4.26
TOTAL OPER + FIX	11	8.07	6.73	5.40	10.62	8.25	6.97	5.79	10.62
LEASING EXP	5	.56	.37	.07	.92				
TOTAL PAYROLL	11	1.06	.77	.39	1.57				
TOTAL CONTRACT	11	1.48	1.53	.99	2.00				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13973	9
AVG SQFT/RETAIL TENANT	1421	3
AVG SQFT/OFFICE WORKER	192	9
AVG % OFFICE OCCUPANCY	93.9	11
AVG % RETAIL OCCUPANCY	86.8	6
AVG $ RATE-YR-END RENT	15.39	9
RENTABLE/GROSS SQFT	.93	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	11
PAYROLL	.89	2
CONTRACT	.63	11
SUP/MAT/MISC	.02	9
TRASH REMOVAL	.06	8
REPR/MAINT TOTAL	1.43	11
PAYROLL	.56	11
ELEVATOR	.14	11
HVAC	.18	10
ELECTRICAL	.09	11
STRUCT/ROOF	.07	7
PLUMBING	.02	7
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.26	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.68	11
ELECTRICAL	1.07	11
GAS	.21	8
FUEL OIL	.11	3
PURCH STEAM	.18	1
PURCH CH WTR		
COAL		
WATER/SEWER	.10	9
RDS/GNDS/SEC TOTAL	.31	10
RDS/GNDS TOTAL	.03	9
RDS/GNDS PAYRL	.19	2
RDS/GNDS CONTR	.04	4
RDS/GNDS OTHER	.02	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.33	9
SEC PAYROLL	.31	1
SEC CONTRACTS	.33	7
SEC OTHER	.07	3
ADMIN TOTAL	.67	11
PAYROLL	.38	5
MGMT FEES	.46	8
LEGAL FEES	.02	4
AUDIT FEES	.01	8
GEN OFC EXP	.04	7
OTHER ADM EXP	.11	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.22	11
REAL ESTATE TAX	2.11	11
BUILDING INS	.09	11
PERS PROP TAX	.01	1
OTHER TAX	.26	3
LEASING EXPENSES	.37	5
ADV/PROMOTION	.12	2
COMM/FEES	.13	3
TENANT ALTS	.92	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.77	11
CLEANING	.69	2
REPAIR/MAINT	.56	11
RDS/GROUNDS	.19	2
SECURITY	.31	1
ADMINISTRATIVE	.38	5
TOTAL CONTRACTS	1.53	11
CLEANING	.63	11
REPAIR/MAINT	.33	11
RDS/GROUNDS	.04	4
SECURITY	.33	7
ADMINISTRATIVE	.34	8

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

30-39 YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,142,790 SQ. FT.				1,130,737 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					9.92	9.16	3.30	13.66
RETAIL AREA	1	11.90	11.90						
OTHER AREA	1	7.30	7.30						
TOTAL RENT	5	9.62	8.72	3.31	13.37				
MISCELLANEOUS	2	.51	1.25						
TOTAL INCOME	5	9.89	8.72	3.31	14.62				
EXPENSE									
CLEANING	6	1.37	1.27	.72	1.63	1.38	1.29	.75	1.63
REPAIR-MAINT	6	1.40	1.06	.74	2.86	1.41	1.07	.76	2.91
UTILITIES	6	1.73	1.34	.96	2.20	1.74	1.36	.98	2.21
RDS/GRNDS/SEC	5	.34	.21	.11	.47	.34	.21	.11	.47
ADMINISTRATIVE	5	.67	.75	.27	1.09	.67	.75	.27	1.09
TOTAL OPER EXP	6	5.20	5.16	3.30	6.73	5.25	5.20	3.37	6.87
FIXED EXPENSES	6	4.79	2.59	.78	7.60	4.79	2.59	.78	7.60
TOTAL OPER+FIX	6	9.99	8.95	4.45	12.77	10.04	9.09	4.52	12.80
LEASING EXP	2	1.50	.93						
TOTAL PAYROLL	5	1.56	.73	.49	3.04				
TOTAL CONTRACT	5	1.77	2.02	.60	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23592	5
AVG SQFT/RETAIL TENANT	3052	2
AVG SQFT/OFFICE WORKER	294	5
AVG % OFFICE OCCUPANCY	95.2	6
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	12.75	2
RENTABLE/GROSS SQFT	.87	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**1.20**	**5**
PAYROLL	.80	2
CONTRACT	.62	5
SUP/MAT/MISC	.17	4
TRASH REMOVAL	.06	3
REPR/MAINT TOTAL	**.91**	**5**
PAYROLL	.47	5
ELEVATOR	.09	4
HVAC	.18	5
ELECTRICAL	.05	5
STRUCT/ROOF	.03	5
PLUMBING	.03	5
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.07	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.32**	**5**
ELECTRICAL	1.03	5
GAS	.27	4
FUEL OIL	.14	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	3
RDS/GNDS/SEC TOTAL	**.21**	**5**
RDS/GNDS TOTAL	.07	5
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.04	5
RDS/GNDS OTHER	.04	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.21	4
SEC PAYROLL	.04	1
SEC CONTRACTS	.18	4
SEC OTHER	.00	1
ADMIN TOTAL	**.75**	**5**
PAYROLL	.26	5
MGMT FEES	.58	3
LEGAL FEES	.00	1
AUDIT FEES	.01	2
GEN OFC EXP	.03	3
OTHER ADM EXP	.02	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.92**	**5**
REAL ESTATE TAX	1.83	5
BUILDING INS	.07	5
PERS PROP TAX	.52	1
OTHER TAX	.05	2
LEASING EXPENSES	**.93**	**2**
ADV/PROMOTION		
COMM/FEES	.10	2
TENANT ALTS	.83	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.73**	**5**
CLEANING	.80	2
REPAIR/MAINT	.47	5
RDS/GROUNDS	.02	2
SECURITY	.04	1
ADMINISTRATIVE	.26	5
TOTAL CONTRACTS	**2.02**	**5**
CLEANING	.62	5
REPAIR/MAINT	.40	5
RDS/GROUNDS	.03	5
SECURITY	.18	4
ADMINISTRATIVE	.59	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

50 OR MORE YEARS ALL SIZES

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	2,091,424 SQ. FT.				1,842,675 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					11.82	13.86	8.64	16.50
RETAIL AREA	5	14.03	16.56	4.69	19.45				
OTHER AREA	3	27.81	10.87						
TOTAL RENT	8	12.46	13.27	9.51	15.79				
MISCELLANEOUS	6	.65	.45	.03	1.56				
TOTAL INCOME	8	13.06	13.29	9.89	16.68				
EXPENSE									
CLEANING	8	1.21	.92	.81	1.22	1.33	1.04	.81	1.32
REPAIR-MAINT	8	1.75	1.60	1.14	1.80	1.92	1.72	1.18	1.98
UTILITIES	8	1.58	1.61	1.02	1.84	1.73	1.69	1.27	2.07
RDS/GRNDS/SEC	7	.54	.35	.20	.52	.54	.35	.20	.52
ADMINISTRATIVE	8	.85	.82	.65	.90	.85	.82	.65	.90
TOTAL OPER EXP	8	5.92	5.40	4.14	6.01	6.55	5.63	4.41	6.94
FIXED EXPENSES	8	2.48	2.84	1.96	3.77	2.48	2.84	1.96	3.77
TOTAL OPER+FIX	8	8.40	8.00	6.98	9.83	9.03	8.65	7.18	10.42
LEASING EXP	7	1.30	1.88	.90	2.91				
TOTAL PAYROLL	8	.95	.49	.33	.95				
TOTAL CONTRACT	7	2.25	2.23	1.48	2.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5433	8
AVG SQFT/RETAIL TENANT	1748	7
AVG SQFT/OFFICE WORKER	159	6
AVG % OFFICE OCCUPANCY	84.6	8
AVG % RETAIL OCCUPANCY	65.7	7
AVG $ RATE YR-END RENT	15.28	8
RENTABLE/GROSS SQFT	.77	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.92**	**8**
PAYROLL	.09	2
CONTRACT	.79	7
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	**1.60**	**8**
PAYROLL	.56	5
ELEVATOR	.17	7
HVAC	.33	7
ELECTRICAL	.13	7
STRUCT/ROOF	.08	4
PLUMBING	.11	7
FIRE/LIFE SFTY	.04	6
OTHER MAINT/SUP	.28	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.61**	**8**
ELECTRICAL	1.11	8
GAS	.29	4
FUEL OIL		
PURCH STEAM	.33	4
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	**.35**	**7**
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.35	7
SEC PAYROLL	.32	3
SEC CONTRACTS	.20	7
SEC OTHER	.01	2
ADMIN TOTAL	**.88**	**7**
PAYROLL	.32	4
MGMT FEES	.48	7
LEGAL FEES	.01	4
AUDIT FEES	.03	3
GEN OFC EXP	.02	3
OTHER ADM EXP	.05	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**2.84**	**8**
REAL ESTATE TAX	2.75	8
BUILDING INS	.09	8
PERS PROP TAX		
OTHER TAX	.01	2
LEASING EXPENSES	**1.58**	**7**
ADV/PROMOTION	.04	6
COMM/FEES	.17	6
TENANT ALTS	1.83	6
BUY-OUTS	.11	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.56**	**7**
CLEANING	.09	2
REPAIR/MAINT	.56	5
RDS/GROUNDS		
SECURITY	.32	3
ADMINISTRATIVE	.30	5
TOTAL CONTRACTS	**2.23**	**7**
CLEANING	.79	7
REPAIR/MAINT	.49	7
RDS/GROUNDS	.01	3
SECURITY	.20	7
ADMINISTRATIVE	.39	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Age/Size Analysis

50 OR MORE YEARS 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS 955,960 SQ. FT.					872,457 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					15.58	15.48	11.10	18.51
RETAIL AREA	4	14.81	16.60	12.16	19.45				
OTHER AREA	2	7.66	8.27						
TOTAL RENT	5	15.42	15.11	11.43	17.76				
MISCELLANEOUS	4	.48	.08	.03	.94				
TOTAL INCOME	5	15.85	16.50	11.44	18.02				
EXPENSE									
CLEANING	5	1.03	.92	.93	1.22	1.12	1.09	.87	1.32
REPAIR-MAINT	5	1.63	1.58	1.14	2.08	1.78	1.73	1.18	2.26
UTILITIES	5	1.67	1.80	.94	2.06	1.82	1.92	1.00	2.28
RDS/GRNDS/SEC	5	.35	.35	.21	.45	.35	.35	.21	.45
ADMINISTRATIVE	5	.83	.76	.65	1.00	.83	.76	.65	1.00
TOTAL OPER EXP	5	5.51	5.49	4.14	6.42	6.02	5.84	4.41	7.10
FIXED EXPENSES	5	3.16	3.32	2.24	3.77	3.16	3.32	2.24	3.77
TOTAL OPER+FIX	5	8.67	7.86	6.98	10.07	9.18	8.36	7.18	10.74
LEASING EXP	5	1.58	1.88	.92	2.46				
TOTAL PAYROLL	5	.80	.42	.33	1.33				
TOTAL CONTRACT	5	2.33	2.57	1.72	2.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3787	5
AVG SQFT/RETAIL TENANT	1761	4
AVG SQFT/OFFICE WORKER	166	4
AVG % OFFICE OCCUPANCY	94.6	5
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	15.10	5
RENTABLE/GROSS SQFT	.85	5

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.92**	**5**	**UTILITIES TOTAL**	**1.80**	**5**	SECURITY TOTAL	.35	5	**FIXED EXP TOTAL**	**3.32**	**5**	**TOTAL PAYROLL**	**.80**	**4**
PAYROLL	.09	2	ELECTRICAL	1.32	5	SEC PAYROLL	.19	2	REAL ESTATE TAX	3.22	5	CLEANING	.09	2
CONTRACT	.79	5	GAS	.35	3	SEC CONTRACTS	.21	5	BUILDING INS	.09	5	REPAIR/MAINT	.67	3
SUP/MAT/MISC	.04	5	FUEL OIL			SEC OTHER	.00	1	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.05	4	PURCH STEAM	.21	2	**ADMIN TOTAL**	**.76**	**5**	OTHER TAX	.01	2	SECURITY	.19	2
REPR/MAINT TOTAL	**1.58**	**5**	PURCH CH WTR			PAYROLL	.30	3	**LEASING EXPENSES**	**1.88**	**5**	ADMINISTRATIVE	.30	3
PAYROLL	.67	3	COAL			MGMT FEES	.48	5	ADV/PROMOTION	.02	4	**TOTAL CONTRACTS**	**2.57**	**5**
ELEVATOR	.16	5	WATER/SEWER	.06	3	LEGAL FEES	.01	4	COMM/FEES	.27	4	CLEANING	.79	5
HVAC	.33	5	**RDS/GNDS/SEC TOTAL**	**.35**	**5**	AUDIT FEES	.02	2	TENANT ALTS	1.83	4	REPAIR/MAINT	.71	5
ELECTRICAL	.10	5	RDS/GNDS TOTAL	.03	2	GEN OFC EXP	.02	3	BUY-OUTS			RDS/GROUNDS	.03	2
STRUCT/ROOF	.06	2	RDS/GNDS PAYRL			OTHER ADM EXP	.09	3				SECURITY	.21	5
PLUMBING	.11	5	RDS/GNDS CONTR	.03	2							ADMINISTRATIVE	.52	4
FIRE/LIFE SFTY	.04	4	RDS/GNDS OTHER											
OTHER MAINT/SUP	.29	5												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	102 BLDS	29,616,973 SQ. FT.				27,043,646 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	92					16.63	14.55	9.45	18.22
RETAIL AREA	66	19.01	16.64	10.26	24.61				
OTHER AREA	37	16.50	5.87	3.86	9.06				
TOTAL RENT	94	16.69	15.11	10.65	18.04				
MISCELLANEOUS	62	.78	.07	.03	.24				
TOTAL INCOME	94	17.27	15.71	11.20	18.16				
EXPENSE									
CLEANING	102	.91	.78	.64	.99	.96	.87	.71	1.07
REPAIR-MAINT	102	1.12	1.04	.79	1.37	1.20	1.11	.85	1.44
UTILITIES	102	1.43	1.43	1.14	1.72	1.43	1.49	1.20	1.79
RDS/GRNDS/SEC	95	.34	.28	.17	.42	.34	.28	.17	.42
ADMINISTRATIVE	99	.75	.71	.45	.97	.75	.71	.45	.97
TOTAL OPER EXP	102	4.50	4.41	3.84	5.01	4.75	4.74	4.02	5.56
FIXED EXPENSES	101	3.24	2.75	2.04	3.94	3.24	2.75	2.04	3.94
TOTAL OPER + FIX	102	7.66	6.96	6.05	8.92	7.99	7.47	6.22	9.01
LEASING EXP	60	1.15	.73	.22	1.94				
TOTAL PAYROLL	97	.83	.56	.36	.82				
TOTAL CONTRACT	97	1.55	1.60	1.07	2.23				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	10765	92
AVG SQFT/RETAIL TENANT	2259	63
AVG SQFT/OFFICE WORKER	217	74
AVG % OFFICE OCCUPANCY	90.4	102
AVG % RETAIL OCCUPANCY	89.4	72
AVG $ RATE YR-END RENT	15.68	78
RENTABLE/GROSS SQFT	.91	93

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.80	96
PAYROLL	.12	26
CONTRACT	.67	94
SUP/MAT/MISC	.06	83
TRASH REMOVAL	.04	77
REPR/MAINT TOTAL	1.06	96
PAYROLL	.34	74
ELEVATOR	.19	93
HVAC	.17	92
ELECTRICAL	.05	82
STRUCT/ROOF	.02	42
PLUMBING	.02	74
FIRE/LIFE SFTY	.02	50
OTHER MAINT/SUP	.24	90

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.43	96
ELECTRICAL	1.07	96
GAS	.20	71
FUEL OIL	.26	10
PURCH STEAM	.26	18
PURCH CH WTR		
COAL	.06	3
WATER/SEWER	.07	78
RDS/GNDS/SEC TOTAL	.27	90
RDS/GNDS TOTAL	.03	64
RDS/GNDS PAYRL	.02	9
RDS/GNDS CONTR	.02	50
RDS/GNDS OTHER	.01	27

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	86
SEC PAYROLL	.20	29
SEC CONTRACTS	.22	76
SEC OTHER	.04	24
ADMIN TOTAL	.72	93
PAYROLL	.28	62
MGMT FEES	.50	63
LEGAL FEES	.02	54
AUDIT FEES	.01	58
GEN OFC EXP	.05	62
OTHER ADM EXP	.05	64

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.76	96
REAL ESTATE TAX	2.56	92
BUILDING INS	.09	92
PERS PROP TAX	2.23	2
OTHER TAX	.02	25
LEASING EXPENSES	.73	56
ADV/PROMOTION	.01	40
COMM/FEES	.14	48
TENANT ALTS	.81	42
BUY-OUTS	.10	4

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.56	93
CLEANING	.12	26
REPAIR/MAINT	.34	77
RDS/GROUNDS	.02	11
SECURITY	.20	28
ADMINISTRATIVE	.24	66
TOTAL CONTRACTS	1.65	95
CLEANING	.68	95
REPAIR/MAINT	.43	86
RDS/GROUNDS	.03	51
SECURITY	.23	75
ADMINISTRATIVE	.45	68

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	45,402 SQ. FT.				40,356 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					7.19	7.54		
RETAIL AREA	1	1.62	1.62						
OTHER AREA	2	7.40	7.92						
TOTAL RENT	3	6.65	6.55						
MISCELLANEOUS	1	1.37	1.37						
TOTAL INCOME	3	7.12	7.54						
EXPENSE									
CLEANING	3	.48	.60			.53	.62		
REPAIR-MAINT	3	.35	.40			.40	.40		
UTILITIES	3	.81	.86			.91	.87		
RDS/GRNDS/SEC	2	.14	.14			.14	.14		
ADMINISTRATIVE	3	.22	.25			.22	.25		
TOTAL OPER EXP	3	1.96	2.19			2.20	2.27		
FIXED EXPENSES	3	.92	.55			.92	.55		
TOTAL OPER + FIX	3	2.88	3.01			3.12	3.11		
LEASING EXP									
TOTAL PAYROLL	3	.33	.42						
TOTAL CONTRACT	2	1.06	1.07						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	3285	3
AVG SQFT/RETAIL TENANT	444	1
AVG SQFT/OFFICE WORKER	285	2
AVG % OFFICE OCCUPANCY	89.5	3
AVG % RETAIL OCCUPANCY	10.0	1
AVG $ RATE YR-END RENT	8.00	1
RENTABLE/GROSS SQFT	.89	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	3
PAYROLL	.07	2
CONTRACT	.65	2
SUP/MAT/MISC		
TRASH REMOVAL	.04	1
REPR/MAINT TOTAL	.40	3
PAYROLL	.19	2
ELEVATOR		
HVAC	.18	1
ELECTRICAL	.05	2
STRUCT/ROOF	.09	2
PLUMBING	.10	1
FIRE/LIFE SFTY	.01	1
OTHER MAINT/SUP	.04	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.86	3
ELECTRICAL	.71	3
GAS	.23	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.14	2
RDS/GNDS TOTAL	.14	2
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.13	2
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.26	2
PAYROLL	.16	2
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.10	2
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.55	3
REAL ESTATE TAX	.52	3
BUILDING INS	.04	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.42	3
CLEANING	.07	2
REPAIR/MAINT	.19	2
RDS/GROUNDS	.02	1
SECURITY		
ADMINISTRATIVE	.15	3
TOTAL CONTRACTS	1.07	2
CLEANING	.65	2
REPAIR/MAINT	.43	1
RDS/GROUNDS	.13	2
SECURITY	.14	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	8 BLDS	506,090 SQ. FT.				483,828 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					13.96	13.68	11.74	17.47
RETAIL AREA	2	18.02	19.15						
OTHER AREA									
TOTAL RENT	8	13.79	13.00	11.50	17.47				
MISCELLANEOUS	4	.51	.13	.01	1.25				
TOTAL INCOME	8	14.06	13.60	12.03	17.59				
EXPENSE									
CLEANING	8	.90	.87	.71	1.04	.93	.89	.74	1.12
REPAIR-MAINT	8	1.49	1.67	1.15	1.80	1.54	1.72	1.15	1.85
UTILITIES	8	1.61	1.61	1.31	1.93	1.67	1.70	1.34	1.93
RDS/GRNDS/SEC	8	.27	.19	.13	.28	.27	.19	.13	.28
ADMINISTRATIVE	8	1.00	.92	.63	1.29	1.00	.92	.63	1.29
TOTAL OPER EXP	8	5.27	4.97	4.47	5.96	5.48	5.26	4.52	6.09
FIXED EXPENSES	8	3.25	3.21	2.54	4.18	3.25	3.21	2.54	4.18
TOTAL OPER+FIX	8	8.52	8.49	7.03	9.81	8.73	8.89	7.06	9.86
LEASING EXP	7	1.96	.98	.40	3.81				
TOTAL PAYROLL	8	.60	.49	.40	.69				
TOTAL CONTRACT	8	2.12	2.14	1.74	2.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	2425	7
AVG SQFT/RETAIL TENANT	6117	1
AVG SQFT/OFFICE WORKER	149	5
AVG % OFFICE OCCUPANCY	83.8	8
AVG % RETAIL OCCUPANCY	87.0	2
AVG $ RATE YR-END RENT	13.89	8
RENTABLE/GROSS SQFT	.99	7

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.87	8	**UTILITIES TOTAL**	1.61	8	SECURITY TOTAL	.17	7	**FIXED EXP TOTAL**	3.21	8	**TOTAL PAYROLL**	.49	8
PAYROLL	.27	1	ELECTRICAL	1.18	8	SEC PAYROLL			REAL ESTATE TAX	3.03	7	CLEANING	.27	1
CONTRACT	.64	8	GAS	.31	6	SEC CONTRACTS	.17	7	BUILDING INS	.09	8	REPAIR/MAINT	.44	4
SUP/MAT/MISC	.13	8	FUEL OIL	.27	1	SEC OTHER	.24	1	PERS PROP TAX	4.44	1	RDS/GROUNDS		
TRASH REMOVAL	.07	7	PURCH STEAM	.37	1	**ADMIN TOTAL**	.92	8	OTHER TAX	.02	2	SECURITY		
REPR/MAINT TOTAL	1.67	8	PURCH CH WTR			PAYROLL	.40	5	**LEASING EXPENSES**	.98	7	ADMINISTRATIVE	.40	5
PAYROLL	.44	4	COAL			MGMT FEES	.58	7	ADV/PROMOTION	.08	3	**TOTAL CONTRACTS**	2.14	8
ELEVATOR	.17	8	WATER/SEWER	.08	8	LEGAL FEES	.06	4	COMM/FEES	.21	7	CLEANING	.64	8
HVAC	.27	8	**RDS/GNDS/SEC TOTAL**	.19	8	AUDIT FEES	.02	6	TENANT ALTS	1.57	6	REPAIR/MAINT	.63	8
ELECTRICAL	.11	7	RDS/GNDS TOTAL	.03	6	GEN OFC EXP	.06	5	BUY-OUTS	.01	1	RDS/GROUNDS	.04	4
STRUCT/ROOF	.04	3	RDS/GNDS PAYRL			OTHER ADM EXP	.07	4				SECURITY	.17	7
PLUMBING	.04	8	RDS/GNDS CONTR	.04	4							ADMINISTRATIVE	.58	7
FIRE/LIFE SFTY	.05	5	RDS/GNDS OTHER	.02	3									
OTHER MAINT/SUP	.40	7												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	45 BLDS	8,483,816 SQ. FT.				8,020,844 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	45					14.31	14.75	10.09	17.48
RETAIL AREA	30	15.51	16.60	9.17	23.83				
OTHER AREA	13	7.16	5.68	1.65	7.86				
TOTAL RENT	45	15.00	15.11	11.01	17.75				
MISCELLANEOUS	27	.46	.06	.03	.13				
TOTAL INCOME	45	15.29	15.34	11.26	17.75				
EXPENSE									
CLEANING	45	.85	.76	.64	.99	.89	.79	.69	1.08
REPAIR-MAINT	45	1.11	1.01	.81	1.39	1.16	1.06	.85	1.44
UTILITIES	45	1.56	1.50	1.15	1.77	1.62	1.54	1.26	1.90
RDS/GRNDS/SEC	43	.29	.27	.14	.40	.29	.27	.14	.40
ADMINISTRATIVE	44	.80	.71	.54	.98	.80	.71	.54	.98
TOTAL OPER EXP	45	4.59	4.34	3.87	5.15	4.80	4.75	4.02	5.57
FIXED EXPENSES	45	3.07	2.57	2.02	3.96	3.07	2.57	2.02	3.96
TOTAL OPER+FIX	45	7.66	7.02	6.02	9.05	7.87	7.35	6.15	9.36
LEASING EXP	31	1.63	.81	.19	2.00				
TOTAL PAYROLL	41	.71	.50	.35	.82				
TOTAL CONTRACT	42	1.74	1.73	1.31	2.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6732	44
AVG SQFT/RETAIL TENANT	2292	27
AVG SQFT/OFFICE WORKER	199	33
AVG % OFFICE OCCUPANCY	90.4	45
AVG % RETAIL OCCUPANCY	93.9	30
AVG $ RATE YR-END RENT	14.79	38
RENTABLE/GROSS SQFT	.90	41

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.77	42	**UTILITIES TOTAL**	1.46	42	SECURITY TOTAL	.24	39	**FIXED EXP TOTAL**	2.64	42	**TOTAL PAYROLL**	.51	40
PAYROLL	.12	9	ELECTRICAL	1.14	42	SEC PAYROLL	.31	7	REAL ESTATE TAX	2.53	42	CLEANING	.12	9
CONTRACT	.68	41	GAS	.21	32	SEC CONTRACTS	.23	35	BUILDING INS	.09	42	REPAIR/MAINT	.34	33
SUP/MAT/MISC	.07	30	FUEL OIL	.25	5	SEC OTHER	.04	7	PERS PROP TAX	.01	1	RDS/GROUNDS	.02	1
TRASH REMOVAL	.04	34	PURCH STEAM	.18	6	**ADMIN TOTAL**	.71	41	OTHER TAX	.02	11	SECURITY	.31	7
REPR/MAINT TOTAL	1.06	42	PURCH CH WTR			PAYROLL	.33	22	**LEASING EXPENSES**	.73	30	ADMINISTRATIVE	.33	22
PAYROLL	.34	33	COAL	.11	1	MGMT FEES	.48	32	ADV/PROMOTION	.01	21	**TOTAL CONTRACTS**	1.73	42
ELEVATOR	.18	42	WATER/SEWER	.07	37	LEGAL FEES	.01	26	COMM/FEES	.14	24	CLEANING	.68	42
HVAC	.19	41	**RDS/GNDS/SEC TOTAL**	.27	40	AUDIT FEES	.01	27	TENANT ALTS	1.05	22	REPAIR/MAINT	.52	40
ELECTRICAL	.05	41	RDS/GNDS TOTAL	.03	29	GEN OFC EXP	.05	28	BUY-OUTS	.12	1	RDS/GROUNDS	.03	24
STRUCT/ROOF	.01	23	RDS/GNDS PAYRL	.02	1	OTHER ADM EXP	.06	23				SECURITY	.23	35
PLUMBING	.02	36	RDS/GNDS CONTR	.03	23							ADMINISTRATIVE	.45	32
FIRE/LIFE SFTY	.02	23	RDS/GNDS OTHER	.01	9									
OTHER MAINT/SUP	.25	40												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	22 BLDS	8,982,468 SQ. FT.				8,261,303 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	21					16.23	15.37	9.71	19.81
RETAIL AREA	17	18.02	17.42	11.08	27.17				
OTHER AREA	10	17.32	5.00	3.12	8.69				
TOTAL RENT	21	16.92	16.29	12.75	19.32				
MISCELLANEOUS	18	.46	.11	.02	.25				
TOTAL INCOME	21	17.31	16.37	13.41	19.35				
EXPENSE									
CLEANING	22	.90	.81	.63	.90	.97	.89	.68	1.04
REPAIR-MAINT	22	.93	.92	.79	1.09	.99	1.02	.81	1.17
UTILITIES	22	1.43	1.37	1.14	1.73	1.50	1.48	1.18	1.76
RDS/GRNDS/SEC	20	.32	.31	.25	.42	.32	.31	.25	.42
ADMINISTRATIVE	21	.77	.72	.41	1.07	.77	.72	.41	1.07
TOTAL OPER EXP	22	4.30	4.42	3.82	4.83	4.58	4.68	4.05	5.28
FIXED EXPENSES	22	3.38	3.06	2.47	3.81	3.38	3.06	2.47	3.81
TOTAL OPER+FIX	22	7.67	7.64	6.38	8.47	7.96	8.06	6.50	8.88
LEASING EXP	13	1.20	.78	.19	1.84				
TOTAL PAYROLL	21	.60	.70	.37	.80				
TOTAL CONTRACT	21	1.57	1.30	.97	2.22				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11712	21
AVG SQFT/RETAIL TENANT	2257	16
AVG SQFT/OFFICE WORKER	230	16
AVG % OFFICE OCCUPANCY	90.8	22
AVG % RETAIL OCCUPANCY	88.9	16
AVG $ RATE YR-END RENT	17.74	18
RENTABLE/GROSS SQFT	.91	20

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.81	19	**UTILITIES TOTAL**	1.38	19	SECURITY TOTAL	.27	18	**FIXED EXP TOTAL**	3.06	19	**TOTAL PAYROLL**	.84	18
PAYROLL	.08	4	ELECTRICAL	1.03	19	SEC PAYROLL	.06	9	REAL ESTATE TAX	2.97	19	CLEANING	.08	4
CONTRACT	.68	19	GAS	.12	11	SEC CONTRACTS	.25	16	BUILDING INS	.11	19	REPAIR/MAINT	.28	15
SUP/MAT/MISC	.04	17	FUEL OIL	1.10	3	SEC OTHER	.04	4	PERS PROP TAX			RDS/GROUNDS	.01	1
TRASH REMOVAL	.03	16	PURCH STEAM	.26	3	**ADMIN TOTAL**	.75	19	OTHER TAX	.03	8	SECURITY	.06	9
REPR/MAINT TOTAL	.91	19	PURCH CH WTR			PAYROLL	.15	16	**LEASING EXPENSES**	.78	13	ADMINISTRATIVE	.15	16
PAYROLL	.28	15	COAL			MGMT FEES	.58	13	ADV/PROMOTION	.01	10	**TOTAL CONTRACTS**	1.37	19
ELEVATOR	.19	19	WATER/SEWER	.06	14	LEGAL FEES	.01	13	COMM/FEES	.06	11	CLEANING	.68	19
HVAC	.12	19	**RDS/GNDS/SEC TOTAL**	.29	18	AUDIT FEES	.01	14	TENANT ALTS	1.02	10	REPAIR/MAINT	.32	16
ELECTRICAL	.03	18	RDS/GNDS TOTAL	.02	14	GEN OFC EXP	.03	12	BUY-OUTS	.09	1	RDS/GROUNDS	.01	12
STRUCT/ROOF	.01	9	RDS/GNDS PAYRL	.01	1	OTHER ADM EXP	.05	17				SECURITY	.25	16
PLUMBING	.01	17	RDS/GNDS CONTR	.01	12							ADMINISTRATIVE	.45	16
FIRE/LIFE SFTY	.02	12	RDS/GNDS OTHER	.01	4									
OTHER MAINT/SUP	.17	18												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	6 BLDS	5,017,764 SQ. FT.				4,540,877 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					16.66	13.37	9.89	21.27
RETAIL AREA	3	17.75	14.61						
OTHER AREA	3	19.77	4.84						
TOTAL RENT	4	16.69	13.54	10.72	21.05				
MISCELLANEOUS	3	.30	.02						
TOTAL INCOME	4	16.93	13.54	11.12	21.05				
EXPENSE									
CLEANING	6	1.05	.92	.66	1.59	1.15	1.00	.75	1.68
REPAIR-MAINT	6	1.47	1.39	.77	2.41	1.57	1.62	.79	2.52
UTILITIES	6	1.17	1.10	.93	1.48	1.24	1.18	.95	1.62
RDS/GRNDS/SEC	6	.41	.28	.14	.76	.41	.28	.14	.76
ADMINISTRATIVE	5	.55	.47	.23	.93	.55	.47	.23	.93
TOTAL OPER EXP	6	4.57	4.00	3.25	6.58	4.93	4.67	3.33	6.99
FIXED EXPENSES	5	2.70	2.10	1.88	4.23	2.70	2.10	1.88	4.23
TOTAL OPER+FIX	6	6.87	6.40	4.61	9.98	7.61	6.64	5.11	10.40
LEASING EXP	2	.68	.61						
TOTAL PAYROLL	6	1.12	.78	.41	2.49				
TOTAL CONTRACT	6	1.63	1.76	.82	2.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	45217	4
AVG SQFT/RETAIL TENANT	3944	5
AVG SQFT/OFFICE WORKER	196	4
AVG % OFFICE OCCUPANCY	91.4	6
AVG % RETAIL OCCUPANCY	77.3	5
AVG $ RATE YR-END RENT	17.32	4
RENTABLE/GROSS SQFT	.84	5

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.92	6	**UTILITIES TOTAL**	1.10	6	SECURITY TOTAL	.28	6	**FIXED EXP TOTAL**	2.10	5	**TOTAL PAYROLL**	.78	6
PAYROLL	1.39	1	ELECTRICAL	.89	6	SEC PAYROLL	.27	3	REAL ESTATE TAX	2.01	5	CLEANING	1.39	1
CONTRACT	.74	6	GAS	.16	4	SEC CONTRACTS	.15	4	BUILDING INS	.08	5	REPAIR/MAINT	.31	5
SUP/MAT/MISC	.02	4	FUEL OIL	.00	1	SEC OTHER	.04	3	PERS PROP TAX			RDS/GROUNDS	.04	1
TRASH REMOVAL	.02	4	PURCH STEAM	.29	2	**ADMIN TOTAL**	.47	5	OTHER TAX			SECURITY	.27	3
REPR/MAINT TOTAL	1.39	6	PURCH CH WTR			PAYROLL	.15	5	**LEASING EXPENSES**	.61	2	ADMINISTRATIVE	.15	5
PAYROLL	.31	5	COAL			MGMT FEES	.57	2	ADV/PROMOTION	.15	2	**TOTAL CONTRACTS**	1.76	6
ELEVATOR	.21	6	WATER/SEWER	.08	2	LEGAL FEES	.02	3	COMM/FEES	.21	2	CLEANING	.74	6
HVAC	.19	5	**RDS/GNDS/SEC TOTAL**	.28	6	AUDIT FEES	.00	3	TENANT ALTS	.20	2	REPAIR/MAINT	.38	6
ELECTRICAL	.10	3	RDS/GNDS TOTAL	.04	4	GEN OFC EXP	.05	4	BUY-OUTS	.11	1	RDS/GROUNDS	.01	3
STRUCT/ROOF	.09	3	RDS/GNDS PAYRL	.04	1	OTHER ADM EXP	.03	4				SECURITY	.16	4
PLUMBING	.02	3	RDS/GNDS CONTR	.01	3							ADMINISTRATIVE	.59	2
FIRE/LIFE SFTY	.04	3	RDS/GNDS OTHER	.01	3									
OTHER MAINT/SUP	.26	6												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	24 BLDS	5,046,306 SQ. FT.				4,707,460 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	18					17.12	14.47	11.64	19.10
RETAIL AREA	11	20.31	22.12	19.87	22.59				
OTHER AREA	5	4.04	7.03	4.36	7.16				
TOTAL RENT	22	15.32	13.62	10.12	19.17				
MISCELLANEOUS	14	.33	.05	.03	.24				
TOTAL INCOME	22	15.48	14.79	11.45	19.22				
EXPENSE									
CLEANING	24	.96	.86	.71	1.10	1.02	.88	.75	1.24
REPAIR-MAINT	24	1.53	1.32	.91	1.71	1.63	1.33	.99	1.81
UTILITIES	24	1.58	1.54	1.27	1.83	1.65	1.57	1.28	1.87
RDS/GRNDS/SEC	24	.48	.37	.22	.52	.48	.37	.22	.52
ADMINISTRATIVE	24	.66	.63	.49	.88	.66	.63	.49	.88
TOTAL OPER EXP	24	5.20	4.80	4.25	5.48	5.52	4.91	4.51	6.05
FIXED EXPENSES	23	2.82	2.29	1.22	3.54	2.82	2.29	1.22	3.54
TOTAL OPER+FIX	24	7.87	7.32	5.78	8.92	8.39	7.73	6.00	9.19
LEASING EXP	8	1.36	1.34	.29	2.10				
TOTAL PAYROLL	23	1.13	.87	.52	1.57				
TOTAL CONTRACT	24	1.86	1.52	1.03	2.16				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13645	21
AVG SQFT/RETAIL TENANT	2134	11
AVG SQFT/OFFICE WORKER	213	20
AVG % OFFICE OCCUPANCY	94.0	24
AVG % RETAIL OCCUPANCY	93.0	12
AVG $ RATE YR-END RENT	17.21	18
RENTABLE/GROSS SQFT	.88	20

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.86	24
PAYROLL	.25	9
CONTRACT	.67	22
SUP/MAT/MISC	.08	23
TRASH REMOVAL	.04	17
REPR/MAINT TOTAL	1.38	23
PAYROLL	.39	22
ELEVATOR	.09	23
HVAC	.19	23
ELECTRICAL	.06	23
STRUCT/ROOF	.03	17
PLUMBING	.02	19
FIRE/LIFE SFTY	.04	18
OTHER MAINT/SUP	.22	21

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.54	24
ELECTRICAL	1.34	24
GAS	.12	16
FUEL OIL	.01	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	19
RDS/GNDS/SEC TOTAL	.37	24
RDS/GNDS TOTAL	.12	24
RDS/GNDS PAYRL	.09	7
RDS/GNDS CONTR	.07	21
RDS/GNDS OTHER	.02	14

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.28	20
SEC PAYROLL	.30	3
SEC CONTRACTS	.28	17
SEC OTHER	.01	7
ADMIN TOTAL	.63	24
PAYROLL	.39	13
MGMT FEES	.48	16
LEGAL FEES	.01	9
AUDIT FEES	.00	13
GEN OFC EXP	.05	22
OTHER ADM EXP	.04	17

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.29	23
REAL ESTATE TAX	2.21	23
BUILDING INS	.09	23
PERS PROP TAX	.19	4
OTHER TAX	.07	6
LEASING EXPENSES	1.34	8
ADV/PROMOTION	.01	5
COMM/FEES	.20	7
TENANT ALTS	1.23	8
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.87	23
CLEANING	.25	9
REPAIR/MAINT	.39	22
RDS/GROUNDS	.09	7
SECURITY	.15	4
ADMINISTRATIVE	.39	13
TOTAL CONTRACTS	1.52	24
CLEANING	.67	22
REPAIR/MAINT	.31	23
RDS/GROUNDS	.07	21
SECURITY	.28	17
ADMINISTRATIVE	.15	19

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	102,929 SQ. FT.				96,909 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.92	12.61		
RETAIL AREA									
OTHER AREA	1	1.83	1.83						
TOTAL RENT	3	12.27	12.09						
MISCELLANEOUS	2	.03	.03						
TOTAL INCOME	3	12.30	12.13						
EXPENSE									
CLEANING	3	1.05	1.09			1.12	1.25		
REPAIR-MAINT	3	1.05	1.02			1.11	1.17		
UTILITIES	3	1.83	1.87			1.95	1.87		
RDS/GRNDS/SEC	3	.12	.08			.12	.08		
ADMINISTRATIVE	3	.97	.63			.97	.63		
TOTAL OPER EXP	3	5.02	4.74			5.34	4.74		
FIXED EXPENSES	3	1.67	1.58			1.67	1.58		
TOTAL OPER+FIX	3	6.70	6.85			7.01	6.85		
LEASING EXP	2	.95	.92						
TOTAL PAYROLL	2	1.08	1.03						
TOTAL CONTRACT	3	1.31	1.44						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	1774	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	232	3
AVG % OFFICE OCCUPANCY	86.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	10.70	3
RENTABLE/GROSS SQFT	.87	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.09	3
PAYROLL	.97	1
CONTRACT	.93	2
SUP/MAT/MISC	.09	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	1.02	3
PAYROLL	.50	2
ELEVATOR	.11	3
HVAC	.11	3
ELECTRICAL	.04	3
STRUCT/ROOF		
PLUMBING	.00	1
FIRE/LIFE SFTY	.03	3
OTHER MAINT/SUP	.17	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.87	3
ELECTRICAL	1.64	3
GAS	.15	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.14	2
RDS/GNDS/SEC TOTAL	.08	3
RDS/GNDS TOTAL	.08	3
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.04	3
RDS/GNDS OTHER	.07	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.01	1
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER	.01	1
ADMIN TOTAL	.83	3
PAYROLL		
MGMT FEES	.63	3
LEGAL FEES	.51	1
AUDIT FEES	.07	1
GEN OFC EXP	.04	2
OTHER ADM EXP	.09	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.58	3
REAL ESTATE TAX	1.49	3
BUILDING INS	.07	3
PERS PROP TAX	.26	1
OTHER TAX		
LEASING EXPENSES	.92	2
ADV/PROMOTION	.11	1
COMM/FEES	.34	1
TENANT ALTS	.69	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.03	2
CLEANING	.97	1
REPAIR/MAINT	.50	2
RDS/GROUNDS	.02	1
SECURITY	.08	1
ADMINISTRATIVE		
TOTAL CONTRACTS	1.44	3
CLEANING	.93	2
REPAIR/MAINT	.17	3
RDS/GROUNDS	.04	3
SECURITY		
ADMINISTRATIVE	.63	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	2,034,715 SQ. FT.				1,979,515 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					14.72	14.47	10.41	19.70
RETAIL AREA	3	21.59	21.81						
OTHER AREA	1	7.15	7.15						
TOTAL RENT	9	13.11	14.53	9.18	19.88				
MISCELLANEOUS	5	.22	.05	.03	.63				
TOTAL INCOME	9	13.22	14.57	9.18	20.01				
EXPENSE									
CLEANING	10	.93	.80	.51	1.35	.95	.80	.52	1.37
REPAIR-MAINT	10	2.09	1.71	1.02	2.77	2.13	1.81	1.03	2.81
UTILITIES	10	1.78	1.54	1.30	2.11	1.81	1.57	1.31	2.18
RDS/GRNDS/SEC	10	.67	.43	.33	.84	.67	.43	.33	.84
ADMINISTRATIVE	10	.85	.73	.50	1.33	.85	.73	.50	1.33
TOTAL OPER EXP	10	6.33	5.04	4.39	7.79	6.46	5.16	4.55	7.98
FIXED EXPENSES	9	2.91	3.22	1.46	3.66	2.91	3.22	1.46	3.66
TOTAL OPER+FIX	10	8.87	8.20	5.87	11.03	9.62	8.27	6.10	11.22
LEASING EXP	1	1.79	1.79						
TOTAL PAYROLL	10	1.32	.88	.42	1.96				
TOTAL CONTRACT	10	2.38	1.67	.68	2.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14728	8
AVG SQFT/RETAIL TENANT	2640	3
AVG SQFT/OFFICE WORKER	213	9
AVG % OFFICE OCCUPANCY	98.3	10
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	16.37	7
RENTABLE/GROSS SQFT	.82	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.80	10
PAYROLL	.21	3
CONTRACT	.64	10
SUP/MAT/MISC	.06	9
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	1.72	9
PAYROLL	.33	9
ELEVATOR	.03	9
HVAC	.23	9
ELECTRICAL	.08	9
STRUCT/ROOF	.02	6
PLUMBING	.02	9
FIRE/LIFE SFTY	.05	8
OTHER MAINT/SUP	.33	8

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.54	10
ELECTRICAL	1.34	10
GAS	.10	8
FUEL OIL	.01	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	7
RDS/GNDS/SEC TOTAL	.43	10
RDS/GNDS TOTAL	.14	10
RDS/GNDS PAYRL	.17	3
RDS/GNDS CONTR	.11	9
RDS/GNDS OTHER	.06	6

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.32	9
SEC PAYROLL	.15	1
SEC CONTRACTS	.32	9
SEC OTHER	.00	3
ADMIN TOTAL	.73	10
PAYROLL	.52	7
MGMT FEES	.27	6
LEGAL FEES	.02	4
AUDIT FEES	.01	3
GEN OFC EXP	.03	9
OTHER ADM EXP	.04	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.22	9
REAL ESTATE TAX	3.10	9
BUILDING INS	.13	9
PERS PROP TAX	.32	2
OTHER TAX	.53	2
LEASING EXPENSES	1.79	1
ADV/PROMOTION	.01	1
COMM/FEES	.32	1
TENANT ALTS	1.46	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.88	10
CLEANING	.21	3
REPAIR/MAINT	.33	9
RDS/GROUNDS	.17	3
SECURITY	.15	1
ADMINISTRATIVE	.52	7
TOTAL CONTRACTS	1.67	10
CLEANING	.64	10
REPAIR/MAINT	.54	9
RDS/GROUNDS	.11	9
SECURITY	.32	9
ADMINISTRATIVE	.05	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Occupancy/Location Analyses

DOWNTOWN 51%-75%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	3,356,067 SQ. FT.				3,041,130 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	13					9.51	11.13	8.29	12.16
RETAIL AREA	7	14.72	18.75	12.58	23.72				
OTHER AREA	2	28.96	17.73						
TOTAL RENT	13	10.61	11.37	10.01	12.74				
MISCELLANEOUS	6	.52	.19	.03	.68				
TOTAL INCOME	13	10.85	11.37	10.53	12.77				
EXPENSE									
CLEANING	16	.91	.60	.49	.87	.97	.62	.51	.92
REPAIR-MAINT	16	1.33	1.07	.88	1.28	1.43	1.16	.88	1.40
UTILITIES	16	1.51	1.45	1.20	1.80	1.57	1.49	1.23	1.80
RDS/GRNDS/SEC	16	.40	.25	.11	.38	.40	.25	.11	.38
ADMINISTRATIVE	16	.73	.65	.44	.92	.73	.65	.44	.92
TOTAL OPER EXP	16	4.88	4.03	3.53	4.74	5.23	4.13	3.86	4.98
FIXED EXPENSES	16	2.27	2.29	1.81	2.85	2.27	2.29	1.81	2.85
TOTAL OPER+FIX	16	7.15	6.72	5.86	7.60	7.50	6.80	5.99	7.91
LEASING EXP	11	1.39	.56	.37	1.36				
TOTAL PAYROLL	16	.64	.41	.32	.49				
TOTAL CONTRACT	16	1.75	1.74	1.25	2.19				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4476	13
AVG SQFT/RETAIL TENANT	2019	5
AVG SQFT/OFFICE WORKER	154	13
AVG % OFFICE OCCUPANCY	69.2	16
AVG % RETAIL OCCUPANCY	71.6	9
AVG $ RATE YR-END RENT	15.27	13
RENTABLE/GROSS SQFT	.84	14

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.60	16
PAYROLL	.03	2
CONTRACT	.52	16
SUP/MAT/MISC	.05	12
TRASH REMOVAL	.03	11
REPR/MAINT TOTAL	1.07	16
PAYROLL	.34	13
ELEVATOR	.16	16
HVAC	.18	16
ELECTRICAL	.05	16
STRUCT/ROOF	.02	5
PLUMBING	.02	16
FIRE/LIFE SFTY	.05	8
OTHER MAINT/SUP	.24	15

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.45	16
ELECTRICAL	1.03	16
GAS	.20	11
FUEL OIL	.28	3
PURCH STEAM	.54	1
PURCH CH WTR		
COAL		
WATER/SEWER	.07	14
RDS/GNDS/SEC TOTAL	.25	16
RDS/GNDS TOTAL	.03	10
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	7
RDS/GNDS OTHER	.03	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	16
SEC PAYROLL	.26	2
SEC CONTRACTS	.21	16
SEC OTHER	.01	2
ADMIN TOTAL	.65	16
PAYROLL	.32	7
MGMT FEES	.44	15
LEGAL FEES	.01	9
AUDIT FEES	.02	10
GEN OFC EXP	.05	8
OTHER ADM EXP	.04	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.29	16
REAL ESTATE TAX	2.25	16
BUILDING INS	.08	13
PERS PROP TAX		
OTHER TAX	.00	3
LEASING EXPENSES	.56	11
ADV/PROMOTION	.01	7
COMM/FEES	.21	9
TENANT ALTS	.50	8
BUY-OUTS	.06	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.41	16
CLEANING	.03	2
REPAIR/MAINT	.34	13
RDS/GROUNDS		
SECURITY	.26	2
ADMINISTRATIVE	.32	7
TOTAL CONTRACTS	1.74	16
CLEANING	.53	16
REPAIR/MAINT	.46	13
RDS/GROUNDS	.03	8
SECURITY	.21	16
ADMINISTRATIVE	.47	12

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 75%

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	86 BLDS	26,260,906 SQ. FT.				24,002,516 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	79					17.55	15.37	10.69	19.28
RETAIL AREA	59	19.37	16.60	10.14	24.94				
OTHER AREA	35	13.35	5.87	3.56	9.06				
TOTAL RENT	81	17.46	16.18	11.70	18.67				
MISCELLANEOUS	56	.81	.06	.03	.17				
TOTAL INCOME	81	18.07	16.51	12.47	19.19				
EXPENSE									
CLEANING	86	.91	.81	.66	1.06	.98	.88	.73	1.11
REPAIR-MAINT	86	1.10	1.00	.78	1.40	1.17	1.08	.83	1.50
UTILITIES	86	1.42	1.43	1.13	1.72	1.41	1.49	1.19	1.80
RDS/GRNDS/SEC	79	.33	.29	.17	.42	.33	.29	.17	.42
ADMINISTRATIVE	83	.75	.72	.44	.99	.75	.72	.44	.99
TOTAL OPER EXP	86	4.45	4.43	3.84	5.15	4.69	4.76	4.03	5.58
FIXED EXPENSES	85	3.37	2.88	2.10	3.97	3.37	2.88	2.10	3.97
TOTAL OPER+FIX	86	7.73	7.00	6.00	9.39	8.05	7.93	6.27	9.59
LEASING EXP	49	1.10	.78	.21	2.00				
TOTAL PAYROLL	81	.86	.71	.38	.84				
TOTAL CONTRACT	81	1.52	1.55	1.01	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12346	79
AVG SQFT/RETAIL TENANT	2277	58
AVG SQFT/OFFICE WORKER	228	61
AVG % OFFICE OCCUPANCY	93.1	86
AVG % RETAIL OCCUPANCY	91.5	63
AVG $ RATE YR-END RENT	15.77	65
RENTABLE/GROSS SQFT	.92	79

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	80
PAYROLL	.14	24
CONTRACT	.68	78
SUP/MAT/MISC	.06	71
TRASH REMOVAL	.04	66
REPR/MAINT TOTAL	1.03	80
PAYROLL	.34	61
ELEVATOR	.19	77
HVAC	.17	76
ELECTRICAL	.05	66
STRUCT/ROOF	.03	37
PLUMBING	.02	58
FIRE/LIFE SFTY	.01	42
OTHER MAINT/SUP	.25	75

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.43	80
ELECTRICAL	1.12	80
GAS	.19	60
FUEL OIL	.22	7
PURCH STEAM	.23	17
PURCH CH WTR		
COAL	.06	3
WATER/SEWER	.07	64
RDS/GNDS/SEC TOTAL	.29	74
RDS/GNDS TOTAL	.03	54
RDS/GNDS PAYRL	.02	9
RDS/GNDS CONTR	.02	43
RDS/GNDS OTHER	.01	23

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.28	70
SEC PAYROLL	.20	26
SEC CONTRACTS	.23	60
SEC OTHER	.05	22
ADMIN TOTAL	.72	77
PAYROLL	.26	55
MGMT FEES	.51	48
LEGAL FEES	.02	45
AUDIT FEES	.01	48
GEN OFC EXP	.06	54
OTHER ADM EXP	.06	55

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.98	79
REAL ESTATE TAX	2.88	76
BUILDING INS	.09	79
PERS PROP TAX	2.23	2
OTHER TAX	.03	22
LEASING EXPENSES	.78	45
ADV/PROMOTION	.01	33
COMM/FEES	.13	39
TENANT ALTS	1.00	34
BUY-OUTS	.10	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.71	77
CLEANING	.14	24
REPAIR/MAINT	.33	64
RDS/GROUNDS	.02	11
SECURITY	.20	36
ADMINISTRATIVE	.21	69
TOTAL CONTRACTS	1.60	79
CLEANING	.68	79
REPAIR/MAINT	.41	73
RDS/GROUNDS	.02	43
SECURITY	.23	59
ADMINISTRATIVE	.44	58

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Occupancy/Location Analyses

SUBURBAN MORE THAN 75%

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	23 BLDS	4,426,650 SQ. FT.				4,141,474 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	17					16.24	14.22	11.64	17.16
RETAIL AREA	10	19.18	21.97	11.71	23.80				
OTHER AREA	5	4.04	7.03	4.36	7.16				
TOTAL RENT	21	14.44	12.72	10.12	17.32				
MISCELLANEOUS	13	.45	.05	.03	.63				
TOTAL INCOME	21	14.61	14.57	11.45	17.36				
EXPENSE									
CLEANING	23	.93	.85	.67	1.09	1.00	.86	.75	1.25
REPAIR-MAINT	23	1.54	1.26	.88	1.72	1.63	1.26	.94	1.82
UTILITIES	23	1.56	1.52	1.25	1.87	1.65	1.52	1.26	1.87
RDS/GRNDS/SEC	23	.46	.36	.20	.51	.46	.36	.20	.51
ADMINISTRATIVE	23	.65	.63	.48	.89	.65	.63	.48	.89
TOTAL OPER EXP	23	5.15	4.77	4.15	5.41	5.47	4.77	4.48	6.20
FIXED EXPENSES	22	2.61	2.24	1.22	3.52	2.61	2.24	1.22	3.52
TOTAL OPER+FIX	23	7.61	6.99	5.37	8.67	8.13	7.68	5.71	8.67
LEASING EXP	8	1.36	1.34	.29	2.10				
TOTAL PAYROLL	22	1.24	.87	.57	1.58				
TOTAL CONTRACT	23	1.70	1.44	.97	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12788	20
AVG SQFT/RETAIL TENANT	1851	10
AVG SQFT/OFFICE WORKER	213	19
AVG % OFFICE OCCUPANCY	97.4	23
AVG % RETAIL OCCUPANCY	97.9	11
AVG $ RATE YR-END RENT	16.24	17
RENTABLE/GROSS SQFT	.88	19

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.85**	**23**
PAYROLL	.25	9
CONTRACT	.67	21
SUP/MAT/MISC	.08	22
TRASH REMOVAL	.04	16
REPR/MAINT TOTAL	**1.32**	**22**
PAYROLL	.45	21
ELEVATOR	.09	22
HVAC	.18	22
ELECTRICAL	.06	22
STRUCT/ROOF	.04	16
PLUMBING	.02	18
FIRE/LIFE SFTY	.04	17
OTHER MAINT/SUP	.22	20

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.52**	**23**
ELECTRICAL	1.33	23
GAS	.10	15
FUEL OIL	.01	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	18
RDS/GNDS/SEC TOTAL	**.36**	**23**
RDS/GNDS TOTAL	.11	23
RDS/GNDS PAYRL	.09	7
RDS/GNDS CONTR	.06	20
RDS/GNDS OTHER	.02	13

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.27	19
SEC PAYROLL	.30	3
SEC CONTRACTS	.27	16
SEC OTHER	.01	6
ADMIN TOTAL	**.63**	**23**
PAYROLL	.40	12
MGMT FEES	.52	15
LEGAL FEES	.01	9
AUDIT FEES	.01	12
GEN OFC EXP	.04	21
OTHER ADM EXP	.04	16

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**2.24**	**22**
REAL ESTATE TAX	2.15	22
BUILDING INS	.09	22
PERS PROP TAX	.19	4
OTHER TAX	.07	6
LEASING EXPENSES	**1.34**	**8**
ADV/PROMOTION	.01	5
COMM/FEES	.20	7
TENANT ALTS	1.23	8
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.87**	**22**
CLEANING	.25	9
REPAIR/MAINT	.45	21
RDS/GROUNDS	.09	7
SECURITY	.15	4
ADMINISTRATIVE	.40	12
TOTAL CONTRACTS	**1.44**	**23**
CLEANING	.67	21
REPAIR/MAINT	.29	22
RDS/GROUNDS	.06	20
SECURITY	.27	18
ADMINISTRATIVE	.11	18

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Canada Private Sector:
City Analyses

Calgary, AB

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	24 BLDS	8,553,723 SQ. FT.				7,700,144 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	19					17.56	15.80	12.89	19.44
RETAIL AREA	16	21.46	14.61	11.38	24.94				
OTHER AREA	14	8.50	4.15	2.28	9.26				
TOTAL RENT	19	17.65	15.99	13.10	17.69				
MISCELLANEOUS	14	1.54	.03	.01	.15				
TOTAL INCOME	19	18.89	16.31	13.98	19.31				
EXPENSE									
CLEANING	24	.70	.71	.65	.78	.77	.75	.72	.93
REPAIR-MAINT	24	.89	.96	.78	1.18	.95	1.12	.82	1.25
UTILITIES	24	1.20	1.26	1.06	1.40	1.06	1.30	1.05	1.54
RDS/GRNDS/SEC	24	.35	.30	.25	.45	.35	.30	.25	.45
ADMINISTRATIVE	24	.60	.54	.38	.82	.60	.54	.38	.82
TOTAL OPER EXP	24	3.73	3.90	3.58	4.18	3.83	4.13	3.54	4.75
FIXED EXPENSES	24	2.21	2.05	1.81	2.32	2.21	2.05	1.81	2.32
TOTAL OPER+FIX	24	5.94	5.94	5.53	6.70	6.04	6.25	5.41	7.04
LEASING EXP	11	.33	.30	.14	.82				
TOTAL PAYROLL	24	.69	.48	.34	.79				
TOTAL CONTRACT	24	1.04	1.04	.80	1.75				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	30934	21
AVG SQFT/RETAIL TENANT	2312	16
AVG SQFT/OFFICE WORKER	306	16
AVG % OFFICE OCCUPANCY	92.1	24
AVG % RETAIL OCCUPANCY	96.5	20
AVG $ RATE YR-END RENT	13.35	15
RENTABLE/GROSS SQFT	.89	24

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	22	**UTILITIES TOTAL**	1.24	22	SECURITY TOTAL	.28	22	**FIXED EXP TOTAL**	2.06	22	**TOTAL PAYROLL**	.45	22
PAYROLL	.23	8	ELECTRICAL	1.00	22	SEC PAYROLL	.32	9	REAL ESTATE TAX	1.88	20	CLEANING	.23	8
CONTRACT	.63	22	GAS	.16	22	SEC CONTRACTS	.25	18	BUILDING INS	.10	19	REPAIR/MAINT	.31	21
SUP/MAT/MISC	.05	17	FUEL OIL			SEC OTHER	.08	10	PERS PROP TAX			RDS/GROUNDS	.04	7
TRASH REMOVAL	.33	17	PURCH STEAM			**ADMIN TOTAL**	.62	22	OTHER TAX	.00	4	SECURITY	.32	9
REPR/MAINT TOTAL	1.03	22	PURCH CH WTR			PAYROLL	.14	10	**LEASING EXPENSES**	.32	8	ADMINISTRATIVE	.14	13
PAYROLL	.31	18	COAL	.11	1	MGMT FEES	.50	13	ADV/PROMOTION	.01	8	**TOTAL CONTRACTS**	1.14	22
ELEVATOR	.17	22	WATER/SEWER	.08	20	LEGAL FEES	.01	9	COMM/FEES	.18	7	CLEANING	.63	22
HVAC	.19	21	**RDS/GNDS/SEC TOTAL**	.30	22	AUDIT FEES	.01	10	TENANT ALTS	.33	6	REPAIR/MAINT	.26	17
ELECTRICAL	.02	17	RDS/GNDS TOTAL	.03	14	GEN OFC EXP	.09	13	BUY-OUTS	.12	1	RDS/GROUNDS	.02	9
STRUCT/ROOF	.13	7	RDS/GNDS PAYRL	.03	5	OTHER ADM EXP	.04	15				SECURITY	.25	16
PLUMBING	.01	15	RDS/GNDS CONTR	.02	9							ADMINISTRATIVE	.42	14
FIRE/LIFE SFTY	.01	7	RDS/GNDS OTHER	.04	9									
OTHER MAINT/SUP	.20	20												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,540,474 SQ. FT.				1,459,650 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	8					14.73	15.34	13.35	16.88
RETAIL AREA	5	12.83	10.35	7.73	26.75				
OTHER AREA	4	7.06	2.88	1.31	6.51				
TOTAL RENT	8	14.56	15.35	13.14	17.04				
MISCELLANEOUS	5	.10	.04	.01	.32				
TOTAL INCOME	8	14.61	15.45	13.36	17.06				
EXPENSE									
CLEANING	8	.71	.71	.65	.75	.74	.73	.71	.82
REPAIR-MAINT	8	.94	1.08	.72	1.44	.98	1.16	.82	1.44
UTILITIES	8	1.25	1.23	.95	1.40	1.29	1.24	.96	1.47
RDS/GRNDS/SEC	8	.31	.30	.23	.34	.31	.30	.23	.34
ADMINISTRATIVE	8	.68	.67	.47	.81	.68	.67	.47	.81
TOTAL OPER EXP	8	3.89	3.99	3.49	4.38	5.64	4.02	3.58	4.60
FIXED EXPENSES	8	1.94	1.93	1.80	2.10	1.94	1.93	1.80	2.10
TOTAL OPER+FIX	8	5.83	5.98	5.37	6.45	8.41	6.08	5.37	6.66
LEASING EXP	5	.94	.66	.27	2.29				
TOTAL PAYROLL	8	.45	.36	.32	.48				
TOTAL CONTRACT	8	1.44	1.75	1.21	2.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13184	8
AVG SQFT/RETAIL TENANT	2451	4
AVG SQFT/OFFICE WORKER	269	5
AVG % OFFICE OCCUPANCY	91.2	8
AVG % RETAIL OCCUPANCY	88.2	5
AVG $ RATE YR-END RENT	9.45	5
RENTABLE/GROSS SQFT	.90	8

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	8	**UTILITIES TOTAL**	1.23	8	SECURITY TOTAL	.28	8	**FIXED EXP TOTAL**	1.93	8	**TOTAL PAYROLL**	.36	8
PAYROLL	.32	1	ELECTRICAL	.98	8	SEC PAYROLL	.41	1	REAL ESTATE TAX	1.86	8	CLEANING	.32	1
CONTRACT	.63	8	GAS	.17	8	SEC CONTRACTS	.28	6	BUILDING INS	.08	8	REPAIR/MAINT	.32	7
SUP/MAT/MISC	.06	8	FUEL OIL			SEC OTHER	.06	2	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	7	PURCH STEAM			**ADMIN TOTAL**	.67	8	OTHER TAX	.00	1	SECURITY	.41	1
REPR/MAINT TOTAL	1.06	8	PURCH CH WTR			PAYROLL	.23	2	**LEASING EXPENSES**	.66	5	ADMINISTRATIVE	.23	2
PAYROLL	.32	7	COAL	.11	1	MGMT FEES	.48	7	ADV/PROMOTION	.00	5	**TOTAL CONTRACTS**	1.75	8
ELEVATOR	.15	8	WATER/SEWER	.08	6	LEGAL FEES	.01	4	COMM/FEES	.23	4	CLEANING	.63	8
HVAC	.21	7	**RDS/GNDS/SEC TOTAL**	.30	8	AUDIT FEES	.01	4	TENANT ALTS	.44	5	REPAIR/MAINT	.54	7
ELECTRICAL	.04	8	RDS/GNDS TOTAL	.02	5	GEN OFC EXP	.06	5	BUY-OUTS	.12	1	RDS/GROUNDS	.02	4
STRUCT/ROOF	.19	4	RDS/GNDS PAYRL			OTHER ADM EXP	.04	4				SECURITY	.28	6
PLUMBING	.01	6	RDS/GNDS CONTR	.02	4							ADMINISTRATIVE	.49	7
FIRE/LIFE SFTY	.01	2	RDS/GNDS OTHER	.08	1									
OTHER MAINT/SUP	.19	8												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Calgary, AB

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,766,315 SQ. FT.				1,534,152 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					17.14	16.03	14.67	19.43
RETAIL AREA	4	21.64	15.84	12.50	23.92				
OTHER AREA	3	3.41	4.15						
TOTAL RENT	4	17.25	16.71	14.61	19.66				
MISCELLANEOUS	4	.09	.08	.01	.15				
TOTAL INCOME	4	17.34	16.79	14.61	19.81				
EXPENSE									
CLEANING	4	.69	.69	.68	.72	.80	.79	.72	.89
REPAIR-MAINT	4	.89	.86	.78	1.00	.95	.97	.82	1.12
UTILITIES	4	1.25	1.26	1.19	1.32	1.32	1.30	1.23	1.49
RDS/GRNDS/SEC	4	.42	.41	.33	.48	.42	.41	.33	.48
ADMINISTRATIVE	4	.53	.47	.40	.69	.53	.47	.40	.69
TOTAL OPER EXP	4	3.78	3.82	3.70	3.90	4.16	4.13	4.00	4.45
FIXED EXPENSES	4	2.18	2.07	1.77	2.68	2.18	2.07	1.77	2.68
TOTAL OPER+FIX	4	5.96	5.86	5.58	6.47	6.34	6.20	5.77	7.14
LEASING EXP	1	.04	.04						
TOTAL PAYROLL	4	.71	.75	.55	.82				
TOTAL CONTRACT	4	1.06	.93	.89	1.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	23692	4
AVG SQFT/RETAIL TENANT	3098	3
AVG SQFT/OFFICE WORKER	266	1
AVG % OFFICE OCCUPANCY	98.8	4
AVG % RETAIL OCCUPANCY	93.7	3
AVG $ RATE YR-END RENT	10.93	2
RENTABLE/GROSS SQFT	.89	4

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.68	2	**UTILITIES TOTAL**	1.19	2	SECURITY TOTAL	.36	2	**FIXED EXP TOTAL**	1.77	2	**TOTAL PAYROLL**	.60	2
PAYROLL			ELECTRICAL	.96	2	SEC PAYROLL	.37	1	REAL ESTATE TAX	1.66	2	CLEANING		
CONTRACT	.66	2	GAS	.14	2	SEC CONTRACTS	.13	2	BUILDING INS	.10	2	REPAIR/MAINT	.27	2
SUP/MAT/MISC	.00	1	FUEL OIL			SEC OTHER	.10	1	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL	.03	1	PURCH STEAM			**ADMIN TOTAL**	.62	2	OTHER TAX	.00	1	SECURITY	.37	1
REPR/MAINT TOTAL	.92	2	PURCH CH WTR			PAYROLL	.14	2	**LEASING EXPENSES**	.04	1	ADMINISTRATIVE	.14	2
PAYROLL	.27	2	COAL			MGMT FEES	.69	1	ADV/PROMOTION	.02	1	**TOTAL CONTRACTS**	1.25	2
ELEVATOR	.20	2	WATER/SEWER	.10	2	LEGAL FEES	.01	1	COMM/FEES	.02	1	CLEANING	.66	2
HVAC	.19	2	**RDS/GNDS/SEC TOTAL**	.40	2	AUDIT FEES	.01	2	TENANT ALTS	.00	1	REPAIR/MAINT	.17	1
ELECTRICAL	.02	2	RDS/GNDS TOTAL	.04	2	GEN OFC EXP	.03	1	BUY-OUTS			RDS/GROUNDS	.03	1
STRUCT/ROOF	.10	1	RDS/GNDS PAYRL			OTHER ADM EXP	.10	2				SECURITY	.13	2
PLUMBING	.02	2	RDS/GNDS CONTR	.03	1							ADMINISTRATIVE	.36	2
FIRE/LIFE SFTY	.01	1	RDS/GNDS OTHER	.04	1									
OTHER MAINT/SUP	.18	2												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Edmonton, AB

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	1,653,776 SQ. FT.				1,494,020 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					9.42	8.47	8.15	13.00
RETAIL AREA	6	14.58	19.62	10.57	26.76				
OTHER AREA	3	4.04	4.49						
TOTAL RENT	6	10.12	9.88	8.42	13.58				
MISCELLANEOUS	6	.07	.05	.04	.17				
TOTAL INCOME	6	10.20	10.04	8.47	13.63				
EXPENSE									
CLEANING	6	.66	.65	.59	.81	.70	.72	.62	.85
REPAIR-MAINT	6	1.04	1.09	.79	1.41	1.09	1.15	.84	1.44
UTILITIES	6	1.35	1.35	.97	2.14	1.38	1.40	1.00	2.15
RDS/GRNDS/SEC	6	.28	.29	.15	.38	.28	.29	.15	.38
ADMINISTRATIVE	6	.58	.61	.27	1.02	.68	.61	.27	1.02
TOTAL OPER EXP	6	4.00	4.26	3.44	4.81	4.24	4.37	3.67	5.20
FIXED EXPENSES	6	2.49	2.21	2.04	2.87	2.49	2.21	2.04	2.87
TOTAL OPER+FIX	6	6.50	6.59	6.13	6.92	6.73	6.92	6.21	7.25
LEASING EXP	3	.46	.11						
TOTAL PAYROLL	6	.80	.71	.41	1.27				
TOTAL CONTRACT	6	1.07	1.07	.88	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	6280	5
AVG SQFT/RETAIL TENANT	2356	5
AVG SQFT/OFFICE WORKER	293	3
AVG % OFFICE OCCUPANCY	82.1	6
AVG % RETAIL OCCUPANCY	77.2	6
AVG $ RATE YR-END RENT	6.80	5
RENTABLE/GROSS SQFT	.88	6

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.65	6	**UTILITIES TOTAL**	1.35	6	SECURITY TOTAL	.32	5	**FIXED EXP TOTAL**	2.21	6	**TOTAL PAYROLL**	.71	6
PAYROLL	.11	2	ELECTRICAL	1.06	6	SEC PAYROLL	.31	3	REAL ESTATE TAX	2.11	6	CLEANING	.11	2
CONTRACT	.60	6	GAS	.16	6	SEC CONTRACTS	.28	2	BUILDING INS	.10	6	REPAIR/MAINT	.35	6
SUP/MAT/MISC	.01	5	FUEL OIL			SEC OTHER	.03	4	PERS PROP TAX			RDS/GROUNDS	.01	1
TRASH REMOVAL	.03	5	PURCH STEAM			**ADMIN TOTAL**	.61	6	OTHER TAX	.01	3	SECURITY	.31	3
REPR/MAINT TOTAL	1.09	6	PURCH CH WTR			PAYROLL	.37	4	**LEASING EXPENSES**	.11	3	ADMINISTRATIVE	.37	4
PAYROLL	.35	6	COAL			MGMT FEES	.35	3	ADV/PROMOTION	.01	3	**TOTAL CONTRACTS**	1.07	6
ELEVATOR	.19	6	WATER/SEWER	.07	6	LEGAL FEES	.04	4	COMM/FEES	.07	2	CLEANING	.60	6
HVAC	.20	6	**RDS/GNDS/SEC TOTAL**	.29	6	AUDIT FEES	.02	4	TENANT ALTS	1.00	1	REPAIR/MAINT	.25	6
ELECTRICAL	.03	5	RDS/GNDS TOTAL	.03	4	GEN OFC EXP	.08	4	BUY-OUTS			RDS/GROUNDS	.04	2
STRUCT/ROOF	.03	3	RDS/GNDS PAYRL	.01	1	OTHER ADM EXP	.04	5				SECURITY	.28	2
PLUMBING	.02	4	RDS/GNDS CONTR	.04	2							ADMINISTRATIVE	.11	4
FIRE/LIFE SFTY	.02	3	RDS/GNDS OTHER	.01	3									
OTHER MAINT/SUP	.25	6												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Edmonton, AB

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	833,544 SQ. FT.				741,632 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	4					10.43	9.57	8.20	13.00
RETAIL AREA	4	17.18	19.62	13.21	25.39				
OTHER AREA	2	2.29	2.89						
TOTAL RENT	4	11.13	10.40	9.18	13.58				
MISCELLANEOUS	4	.10	.05	.05	.17				
TOTAL INCOME	4	11.23	10.56	9.34	13.63				
EXPENSE									
CLEANING	4	.73	.72	.65	.81	.78	.80	.72	.85
REPAIR-MAINT	4	1.28	1.26	1.09	1.41	1.32	1.30	1.15	1.44
UTILITIES	4	1.68	1.61	1.31	2.14	1.72	1.67	1.37	2.15
RDS/GRNDS/SEC	4	.29	.32	.17	.38	.29	.32	.17	.38
ADMINISTRATIVE	4	.58	.58	.27	.84	.58	.58	.27	.84
TOTAL OPER EXP	4	4.56	4.69	4.26	4.81	4.80	4.95	4.36	5.20
FIXED EXPENSES	4	2.12	2.15	2.04	2.21	2.12	2.15	2.04	2.21
TOTAL OPER+FIX	4	6.68	6.80	6.40	6.92	6.92	7.11	6.57	7.25
LEASING EXP	1	.11	.11						
TOTAL PAYROLL	4	.89	.86	.41	1.27				
TOTAL CONTRACT	4	1.08	1.14	.90	1.30				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5717	3
AVG SQFT/RETAIL TENANT	2184	3
AVG SQFT/OFFICE WORKER	449	1
AVG % OFFICE OCCUPANCY	86.4	4
AVG % RETAIL OCCUPANCY	87.6	4
AVG $ RATE YR-END RENT	4.00	3
RENTABLE/GROSS SQFT	.87	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.72	4
PAYROLL	.01	1
CONTRACT	.70	4
SUP/MAT/MISC	.01	4
TRASH REMOVAL	.03	3
REPR/MAINT TOTAL	1.26	4
PAYROLL	.40	4
ELEVATOR	.17	4
HVAC	.22	4
ELECTRICAL	.03	3
STRUCT/ROOF	.02	3
PLUMBING	.03	3
FIRE/LIFE SFTY	.02	2
OTHER MAINT/SUP	.30	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.61	4
ELECTRICAL	1.27	4
GAS	.22	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	4
RDS/GNDS/SEC TOTAL	.32	4
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.06	1
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.36	3
SEC PAYROLL	.33	2
SEC CONTRACTS	.24	1
SEC OTHER	.04	3
ADMIN TOTAL	.58	4
PAYROLL	.48	2
MGMT FEES	.35	1
LEGAL FEES	.03	3
AUDIT FEES	.01	3
GEN OFC EXP	.09	3
OTHER ADM EXP	.04	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.15	4
REAL ESTATE TAX	2.00	4
BUILDING INS	.09	4
PERS PROP TAX		
OTHER TAX	.13	2
LEASING EXPENSES	.11	1
ADV/PROMOTION	.01	1
COMM/FEES	.09	1
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.86	4
CLEANING	.01	1
REPAIR/MAINT	.40	4
RDS/GROUNDS		
SECURITY	.33	2
ADMINISTRATIVE	.48	2
TOTAL CONTRACTS	1.14	4
CLEANING	.70	4
REPAIR/MAINT	.20	4
RDS/GROUNDS	.06	1
SECURITY	.24	1
ADMINISTRATIVE	.20	2

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

Montreal, PQ

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	13 BLDS	6,001,812 SQ. FT.				5,327,764 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					11.95	13.10	9.71	15.23
RETAIL AREA	8	10.09	11.90	9.14	12.58				
OTHER AREA	6	39.18	9.87	5.39	125.91				
TOTAL RENT	11	10.65	13.39	9.39	15.41				
MISCELLANEOUS	9	1.14	.27	.14	2.43				
TOTAL INCOME	11	11.60	14.45	11.53	16.53				
EXPENSE									
CLEANING	13	1.27	1.13	.86	1.47	1.42	1.18	.96	1.80
REPAIR-MAINT	13	1.30	1.34	.79	1.63	1.45	1.51	.80	1.91
UTILITIES	13	1.33	1.37	1.11	1.61	1.45	1.48	1.18	1.77
RDS/GRNDS/SEC	11	.45	.37	.25	.52	.45	.37	.25	.52
ADMINISTRATIVE	12	.68	.75	.47	.86	.68	.75	.47	.86
TOTAL OPER EXP	13	4.89	4.74	4.42	5.27	5.43	5.31	4.77	6.09
FIXED EXPENSES	12	2.58	2.51	2.13	3.32	2.58	2.51	2.13	3.32
TOTAL OPER+FIX	13	7.15	7.54	6.86	8.07	8.06	8.25	6.91	8.69
LEASING EXP	8	1.24	.98	.67	1.56				
TOTAL PAYROLL	13	.96	.78	.39	.99				
TOTAL CONTRACT	13	2.04	2.25	1.84	2.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9669	11
AVG SQFT/RETAIL TENANT	2628	10
AVG SQFT/OFFICE WORKER	203	12
AVG % OFFICE OCCUPANCY	91.6	13
AVG % RETAIL OCCUPANCY	76.1	10
AVG $ RATE YR-END RENT	17.08	10
RENTABLE/GROSS SQFT	.88	11

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.13	13
PAYROLL	.09	6
CONTRACT	.92	13
SUP/MAT/MISC	.05	12
TRASH REMOVAL	.04	11
REPR/MAINT TOTAL	1.34	13
PAYROLL	.60	10
ELEVATOR	.16	13
HVAC	.19	12
ELECTRICAL	.05	12
STRUCT/ROOF	.11	7
PLUMBING	.03	10
FIRE/LIFE SFTY	.01	8
OTHER MAINT/SUP	.17	13

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.37	13
ELECTRICAL	1.08	13
GAS	.29	8
FUEL OIL	.00	1
PURCH STEAM	.42	5
PURCH CH WTR		
COAL		
WATER/SEWER	.00	1
RDS/GNDS/SEC TOTAL	.37	11
RDS/GNDS TOTAL	.02	8
RDS/GNDS PAYRL	.04	1
RDS/GNDS CONTR	.01	6
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	11
SEC PAYROLL	.06	7
SEC CONTRACTS	.24	11
SEC OTHER	.01	3
ADMIN TOTAL	.75	12
PAYROLL	.33	10
MGMT FEES	.58	9
LEGAL FEES	.01	7
AUDIT FEES	.02	6
GEN OFC EXP	.02	8
OTHER ADM EXP	.01	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.51	12
REAL ESTATE TAX	2.41	12
BUILDING INS	.09	12
PERS PROP TAX		
OTHER TAX	.01	5
LEASING EXPENSES	.98	8
ADV/PROMOTION	.01	7
COMM/FEES	.20	8
TENANT ALTS	1.22	6
BUY-OUTS	.10	2

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.78	13
CLEANING	.09	6
REPAIR/MAINT	.60	10
RDS/GROUNDS	.04	1
SECURITY	.06	7
ADMINISTRATIVE	.33	10
TOTAL CONTRACTS	2.25	13
CLEANING	.92	13
REPAIR/MAINT	.46	12
RDS/GROUNDS	.01	6
SECURITY	.25	11
ADMINISTRATIVE	.61	9

***TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.**

Montreal, PQ

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,198,583 SQ. FT.				2,021,890 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	6					13.17	12.81	9.71	15.95
RETAIL AREA	5	9.28	10.26	5.55	12.24				
OTHER AREA	3	93.91	8.86						
TOTAL RENT	6	13.85	14.02	10.66	16.48				
MISCELLANEOUS	6	1.37	.26	.14	3.83				
TOTAL INCOME	6	15.23	15.58	12.98	16.85				
EXPENSE									
CLEANING	6	1.40	1.03	.84	2.36	1.52	1.18	.92	2.43
REPAIR-MAINT	6	.94	.96	.46	1.37	1.02	1.14	.47	1.51
UTILITIES	6	1.28	1.35	.92	1.59	1.32	1.40	.96	1.62
RDS/GRNDS/SEC	6	.33	.27	.25	.44	.33	.27	.25	.44
ADMINISTRATIVE	6	.77	.78	.56	.98	.77	.78	.56	.98
TOTAL OPER EXP	6	4.71	4.74	4.42	5.01	5.05	5.09	4.46	5.75
FIXED EXPENSES	6	2.78	2.80	2.17	3.30	2.78	2.80	2.17	3.30
TOTAL OPER+FIX	6	7.49	7.64	6.60	8.21	7.83	8.25	6.63	8.69
LEASING EXP	5	1.50	1.06	.67	2.55				
TOTAL PAYROLL	6	.46	.48	.08	.79				
TOTAL CONTRACT	6	2.53	2.29	1.71	3.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8334	6
AVG SQFT/RETAIL TENANT	2153	5
AVG SQFT/OFFICE WORKER	215	5
AVG % OFFICE OCCUPANCY	89.9	6
AVG % RETAIL OCCUPANCY	88.9	5
AVG $ RATE YR-END RENT	16.96	6
RENTABLE/GROSS SQFT	.95	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.03	6
PAYROLL	.08	2
CONTRACT	.87	6
SUP/MAT/MISC	.07	6
TRASH REMOVAL	.05	6
REPR/MAINT TOTAL	.96	6
PAYROLL	.42	4
ELEVATOR	.14	6
HVAC	.15	6
ELECTRICAL	.04	6
STRUCT/ROOF	.21	4
PLUMBING	.03	6
FIRE/LIFE SFTY	.04	2
OTHER MAINT/SUP	.13	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.35	6
ELECTRICAL	1.08	6
GAS	.29	3
FUEL OIL	.00	1
PURCH STEAM	.30	1
PURCH CH WTR		
COAL		
WATER/SEWER	.00	1
RDS/GNDS/SEC TOTAL	.27	6
RDS/GNDS TOTAL	.01	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	3
RDS/GNDS OTHER	.00	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.27	6
SEC PAYROLL	.05	4
SEC CONTRACTS	.25	6
SEC OTHER	.01	1
ADMIN TOTAL	.78	6
PAYROLL	.11	5
MGMT FEES	.59	6
LEGAL FEES	.02	5
AUDIT FEES	.02	5
GEN OFC EXP	.02	4
OTHER ADM EXP	.01	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.80	6
REAL ESTATE TAX	2.69	6
BUILDING INS	.10	6
PERS PROP TAX		
OTHER TAX	.02	3
LEASING EXPENSES	1.06	5
ADV/PROMOTION	.01	4
COMM/FEES	.23	5
TENANT ALTS	1.29	4
BUY-OUTS	.09	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.48	6
CLEANING	.08	2
REPAIR/MAINT	.42	4
RDS/GROUNDS		
SECURITY	.05	4
ADMINISTRATIVE	.11	5
TOTAL CONTRACTS	2.29	6
CLEANING	.87	6
REPAIR/MAINT	.40	5
RDS/GROUNDS	.01	3
SECURITY	.25	6
ADMINISTRATIVE	.63	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	2,631,123 SQ. FT.				2,342,116 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1					8.09	8.09		
RETAIL AREA									
OTHER AREA	1	30.36	30.36						
TOTAL RENT	1	9.85	9.85						
MISCELLANEOUS	1	.77	.77						
TOTAL INCOME	1	10.62	10.62						
EXPENSE									
CLEANING	3	1.12	1.07			1.23	1.07		
REPAIR-MAINT	3	1.45	1.65			1.60	2.00		
UTILITIES	3	1.26	1.16			1.37	1.21		
RDS/GRNDS/SEC	3	.55	.73			.55	.73		
ADMINISTRATIVE	2	.70	.67			.70	.67		
TOTAL OPER EXP	3	4.88	4.24			5.38	5.10		
FIXED EXPENSES	2	2.48	2.58			2.48	2.58		
TOTAL OPER+FIX	3	6.66	6.94			7.96	6.95		
LEASING EXP	1	.90	.90						
TOTAL PAYROLL	3	.81	.85						
TOTAL CONTRACT	3	2.13	2.23						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14743	1
AVG SQFT/RETAIL TENANT	4640	2
AVG SQFT/OFFICE WORKER	184	3
AVG % OFFICE OCCUPANCY	90.3	3
AVG % RETAIL OCCUPANCY	63.0	2
AVG $ RATE YR-END RENT	16.03	2
RENTABLE/GROSS SQFT	.81	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.07	3
PAYROLL		
CONTRACT	1.05	3
SUP/MAT/MISC	.02	2
TRASH REMOVAL	.02	1
REPR/MAINT TOTAL	1.65	3
PAYROLL	.50	2
ELEVATOR	.24	3
HVAC	.38	2
ELECTRICAL	.17	2
STRUCT/ROOF	.14	2
PLUMBING	.08	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.23	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.16	3
ELECTRICAL	.94	3
GAS	.20	1
FUEL OIL		
PURCH STEAM	.29	2
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.73	3
RDS/GNDS TOTAL	.04	3
RDS/GNDS PAYRL	.04	1
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.68	3
SEC PAYROLL	.49	1
SEC CONTRACTS	.18	3
SEC OTHER	.01	1
ADMIN TOTAL	.67	2
PAYROLL	.41	2
MGMT FEES	.43	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.01	1
OTHER ADM EXP	.04	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.58	2
REAL ESTATE TAX	2.53	2
BUILDING INS	.05	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.90	1
ADV/PROMOTION	.27	1
COMM/FEES	.16	1
TENANT ALTS	.35	1
BUY-OUTS	.11	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.85	3
CLEANING		
REPAIR/MAINT	.50	2
RDS/GROUNDS	.04	1
SECURITY	.49	1
ADMINISTRATIVE	.41	2
TOTAL CONTRACTS	2.23	3
CLEANING	1.05	3
REPAIR/MAINT	.86	3
RDS/GROUNDS	.01	2
SECURITY	.18	3
ADMINISTRATIVE	.43	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Ottawa, ON

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	15 BLDS	3,910,128 SQ. FT.				3,679,137 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					17.12	15.20	10.62	19.42
RETAIL AREA	11	20.13	20.30	13.50	25.19				
OTHER AREA	6	4.61	6.15	.67	98.25				
TOTAL RENT	15	17.06	15.71	10.57	18.15				
MISCELLANEOUS	6	.13	.08	.02	.38				
TOTAL INCOME	15	17.11	15.71	11.16	18.16				
EXPENSE									
CLEANING	15	.63	.62	.55	.73	.66	.67	.55	.75
REPAIR-MAINT	15	.86	.87	.64	1.04	.91	1.01	.69	1.09
UTILITIES	15	1.71	1.65	1.30	1.91	1.80	1.78	1.39	2.03
RDS/GRNDS/SEC	12	.22	.16	.08	.32	.22	.16	.08	.32
ADMINISTRATIVE	15	.54	.47	.34	.71	.54	.47	.34	.71
TOTAL OPER EXP	15	3.92	3.91	3.53	4.35	4.13	4.07	3.53	4.41
FIXED EXPENSES	15	2.88	2.20	1.89	3.46	2.88	2.20	1.89	3.46
TOTAL OPER+FIX	15	6.80	6.38	5.42	7.33	7.01	6.38	5.79	7.90
LEASING EXP	8	.44	.38	.21	.55				
TOTAL PAYROLL	12	.45	.34	.29	.57				
TOTAL CONTRACT	12	1.33	1.36	1.00	1.76				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13763	15
AVG SQFT/RETAIL TENANT	1906	10
AVG SQFT/OFFICE WORKER	214	13
AVG % OFFICE OCCUPANCY	91.3	15
AVG % RETAIL OCCUPANCY	92.7	11
AVG $ RATE YR-END RENT	18.16	13
RENTABLE/GROSS SQFT	.97	15

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.61	12
PAYROLL	.37	2
CONTRACT	.54	11
SUP/MAT/MISC	.00	8
TRASH REMOVAL	.04	7
REPR/MAINT TOTAL	1.02	12
PAYROLL	.24	12
ELEVATOR	.15	12
HVAC	.13	12
ELECTRICAL	.05	11
STRUCT/ROOF	.01	5
PLUMBING	.01	11
FIRE/LIFE SFTY	.01	9
OTHER MAINT/SUP	.18	12

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.57	12
ELECTRICAL	1.02	12
GAS	.20	8
FUEL OIL	1.10	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.13	11
RDS/GNDS/SEC TOTAL	.14	9
RDS/GNDS TOTAL	.01	7
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	6
RDS/GNDS OTHER	.01	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.14	9
SEC PAYROLL	.05	2
SEC CONTRACTS	.14	9
SEC OTHER		
ADMIN TOTAL	.41	12
PAYROLL	.16	6
MGMT FEES	.42	8
LEGAL FEES	.01	9
AUDIT FEES	.02	9
GEN OFC EXP	.04	7
OTHER ADM EXP	.07	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	2.38	12
REAL ESTATE TAX	2.22	12
BUILDING INS	.08	12
PERS PROP TAX		
OTHER TAX	.06	4
LEASING EXPENSES	.38	8
ADV/PROMOTION	.18	3
COMM/FEES	.14	7
TENANT ALTS	.67	3
BUY-OUTS	.01	1

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.34	12
CLEANING	.37	2
REPAIR/MAINT	.24	12
RDS/GROUNDS		
SECURITY	.05	2
ADMINISTRATIVE	.16	6
TOTAL CONTRACTS	1.36	12
CLEANING	.57	12
REPAIR/MAINT	.34	12
RDS/GROUNDS	.01	6
SECURITY	.14	9
ADMINISTRATIVE	.36	12

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	9 BLDS	1,713,586 SQ. FT.				1,614,025 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	9					13.49	14.75	10.09	16.87
RETAIL AREA	8	19.11	19.79	11.76	23.72				
OTHER AREA	4	9.48	6.15	3.34	97.12				
TOTAL RENT	9	13.59	15.31	10.45	16.74				
MISCELLANEOUS	4	.16	.08	.03	.36				
TOTAL INCOME	9	13.66	15.34	10.75	16.75				
EXPENSE									
CLEANING	9	.63	.63	.58	.70	.67	.69	.60	.73
REPAIR-MAINT	9	.82	.79	.62	1.03	.86	.85	.66	1.08
UTILITIES	9	1.57	1.50	1.27	1.70	1.65	1.54	1.38	1.91
RDS/GRNDS/SEC	7	.20	.13	.03	.29	.20	.13	.03	.29
ADMINISTRATIVE	9	.58	.62	.32	.75	.58	.62	.32	.75
TOTAL OPER EXP	9	3.75	3.86	3.35	3.94	3.95	4.04	3.40	4.14
FIXED EXPENSES	9	2.14	2.04	1.80	2.39	2.14	2.04	1.80	2.39
TOTAL OPER+FIX	9	5.89	5.64	5.38	6.35	6.10	5.85	5.44	6.54
LEASING EXP	5	.41	.37	.10	.70				
TOTAL PAYROLL	5	.43	.31	.24	.67				
TOTAL CONTRACT	6	1.40	1.43	1.11	1.90				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12332	9
AVG SQFT/RETAIL TENANT	1811	7
AVG SQFT/OFFICE WORKER	214	8
AVG % OFFICE OCCUPANCY	90.9	9
AVG % RETAIL OCCUPANCY	94.8	8
AVG $ RATE YR-END RENT	16.41	7
RENTABLE/GROSS SQFT	.96	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.65	6
PAYROLL	.73	1
CONTRACT	.59	5
SUP/MAT/MISC	.00	3
TRASH REMOVAL	.04	3
REPR/MAINT TOTAL	.84	6
PAYROLL	.24	6
ELEVATOR	.14	6
HVAC	.15	6
ELECTRICAL	.06	6
STRUCT/ROOF	.01	3
PLUMBING	.02	6
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.14	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.37	6
ELECTRICAL	.94	6
GAS	.20	5
FUEL OIL	1.09	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.15	5
RDS/GNDS/SEC TOTAL	.08	4
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	2
RDS/GNDS OTHER	.02	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.06	4
SEC PAYROLL		
SEC CONTRACTS	.06	4
SEC OTHER		
ADMIN TOTAL	.41	6
PAYROLL	.15	2
MGMT FEES	.40	5
LEGAL FEES	.02	5
AUDIT FEES	.02	6
GEN OFC EXP	.04	3
OTHER ADM EXP	.08	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.88	6
REAL ESTATE TAX	1.81	6
BUILDING INS	.07	6
PERS PROP TAX		
OTHER TAX	.05	2
LEASING EXPENSES	.37	5
ADV/PROMOTION	.12	2
COMM/FEES	.13	4
TENANT ALTS	.53	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.31	6
CLEANING	.73	1
REPAIR/MAINT	.24	6
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.15	2
TOTAL CONTRACTS	1.43	6
CLEANING	.63	6
REPAIR/MAINT	.43	6
RDS/GROUNDS	.01	2
SECURITY	.06	4
ADMINISTRATIVE	.39	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Ottawa, ON

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	2,136,542 SQ. FT.				2,005,112 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					20.22	19.42	13.01	25.13
RETAIL AREA	3	20.97	20.30						
OTHER AREA	2	1.91	4.62						
TOTAL RENT	5	20.01	18.15	12.81	25.44				
MISCELLANEOUS	2	.09	.09						
TOTAL INCOME	5	20.05	18.16	12.89	25.44				
EXPENSE									
CLEANING	5	.63	.59	.49	.79	.66	.59	.49	.87
REPAIR-MAINT	5	.90	1.03	.71	1.04	.94	1.03	.79	1.08
UTILITIES	5	1.82	1.87	1.41	2.14	1.91	1.87	1.49	2.30
RDS/GRNDS/SEC	4	.24	.29	.12	.39	.24	.29	.12	.39
ADMINISTRATIVE	5	.50	.40	.30	.79	.50	.40	.30	.79
TOTAL OPER EXP	5	4.04	4.24	3.30	4.69	4.26	4.24	3.34	5.26
FIXED EXPENSES	5	3.49	3.50	3.01	3.81	3.49	3.50	3.01	3.81
TOTAL OPER + FIX	5	7.54	7.06	6.55	8.20	7.75	7.90	6.59	8.75
LEASING EXP	2	.48	.48						
TOTAL PAYROLL	5	.46	.35	.23	.75				
TOTAL CONTRACT	5	1.28	.98	.97	1.77				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	20380	5
AVG SQFT/RETAIL TENANT	1971	3
AVG SQFT/OFFICE WORKER	214	4
AVG % OFFICE OCCUPANCY	92.5	5
AVG % RETAIL OCCUPANCY	90.9	3
AVG $ RATE YR-END RENT	21.64	5
RENTABLE/GROSS SQFT	.96	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.59	5
PAYROLL	.02	1
CONTRACT	.54	5
SUP/MAT/MISC	.00	4
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.03	5
PAYROLL	.18	5
ELEVATOR	.18	5
HVAC	.12	5
ELECTRICAL	.06	4
STRUCT/ROOF	.00	2
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	5
OTHER MAINT/SUP	.17	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.87	5
ELECTRICAL	1.20	5
GAS	.05	2
FUEL OIL	1.13	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	5
RDS/GNDS/SEC TOTAL	.29	4
RDS/GNDS TOTAL	.01	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	4
RDS/GNDS OTHER	.01	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.27	4
SEC PAYROLL	.05	2
SEC CONTRACTS	.24	4
SEC OTHER		
ADMIN TOTAL	.40	5
PAYROLL	.17	4
MGMT FEES	.58	2
LEGAL FEES	.01	4
AUDIT FEES	.01	3
GEN OFC EXP	.06	4
OTHER ADM EXP	.06	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.50	5
REAL ESTATE TAX	3.36	5
BUILDING INS	.11	5
PERS PROP TAX		
OTHER TAX	.09	2
LEASING EXPENSES	.48	2
ADV/PROMOTION		
COMM/FEES	.15	2
TENANT ALTS	.67	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.35	5
CLEANING	.02	1
REPAIR/MAINT	.18	5
RDS/GROUNDS		
SECURITY	.05	2
ADMINISTRATIVE	.17	4
TOTAL CONTRACTS	.98	5
CLEANING	.54	5
REPAIR/MAINT	.32	5
RDS/GROUNDS	.01	4
SECURITY	.24	4
ADMINISTRATIVE	.08	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Quebec, PQ

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,405,273 SQ. FT.				1,276,669 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	5					11.95	12.30		
RETAIL AREA	3	3.56	3.56						
OTHER AREA	1	1.83	1.83						
TOTAL RENT	7	11.83	11.24	9.66	12.18				
MISCELLANEOUS	5	.42	.14						
TOTAL INCOME	7	11.96	11.62	10.00	12.25				
EXPENSE									
CLEANING	7	.79	.75	.51	1.42	.87	.81	.56	1.50
REPAIR-MAINT	7	1.31	1.38	.93	2.61	1.45	1.49	1.06	2.65
UTILITIES	7	1.23	1.36	1.18	1.74	1.33	1.39	1.27	1.92
RDS/GRNDS/SEC	7	.15	.11	.09	.26	.15	.11	.09	.26
ADMINISTRATIVE	7	.36	.49	.15	1.12	.36	.49	.15	1.12
TOTAL OPER EXP	7	3.84	4.15	3.52	6.46	4.20	4.48	3.81	6.85
FIXED EXPENSES	7	1.78	1.22	1.10	1.88	1.78	1.22	1.10	1.88
TOTAL OPER + FIX	7	5.62	5.37	5.13	7.83	5.98	5.71	5.42	8.22
LEASING EXP	4	.30	.71						
TOTAL PAYROLL	7	1.40	1.57	.82	3.45				
TOTAL CONTRACT	7	.81	.77	.23	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	35717	7
AVG SQFT/RETAIL TENANT	4334	3
AVG SQFT/OFFICE WORKER	219	4
AVG % OFFICE OCCUPANCY	97.9	7
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	13.53	5
RENTABLE/GROSS SQFT	.90	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.75	7
PAYROLL	.59	4
CONTRACT	.36	6
SUP/MAT/MISC	.04	7
TRASH REMOVAL	.04	4
REPR/MAINT TOTAL	1.38	7
PAYROLL	.89	7
ELEVATOR	.07	7
HVAC	.11	7
ELECTRICAL	.06	7
STRUCT/ROOF	.05	6
PLUMBING	.02	6
FIRE/LIFE SFTY	.06	4
OTHER MAINT/SUP	.17	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.36	7
ELECTRICAL	1.33	7
GAS	.02	1
FUEL OIL	.06	2
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	3
RDS/GNDS/SEC TOTAL	.11	7
RDS/GNDS TOTAL	.08	7
RDS/GNDS PAYRL	.16	2
RDS/GNDS CONTR	.01	6
RDS/GNDS OTHER	.04	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.13	4
SEC PAYROLL		
SEC CONTRACTS	.13	4
SEC OTHER	.00	1
ADMIN TOTAL	.49	7
PAYROLL	.45	2
MGMT FEES	.08	7
LEGAL FEES	.51	1
AUDIT FEES	.01	6
GEN OFC EXP	.02	7
OTHER ADM EXP	.02	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.22	7
REAL ESTATE TAX	1.09	7
BUILDING INS	.08	7
PERS PROP TAX	.26	3
OTHER TAX	.04	5
LEASING EXPENSES	.71	4
ADV/PROMOTION	.06	4
COMM/FEES	.01	3
TENANT ALTS	.65	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.57	7
CLEANING	.59	4
REPAIR/MAINT	.89	7
RDS/GROUNDS	.16	2
SECURITY	.08	1
ADMINISTRATIVE	.45	2
TOTAL CONTRACTS	.77	7
CLEANING	.36	6
REPAIR/MAINT	.12	7
RDS/GROUNDS	.01	6
SECURITY	.13	4
ADMINISTRATIVE	.07	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Toronto, ON

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	17 BLDS	4,657,107 SQ. FT.				4,423,036 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	16					24.18	19.13	15.05	25.29
RETAIL AREA	9	28.91	24.16	15.42	30.95				
OTHER AREA	3	22.23	15.03						
TOTAL RENT	16	24.34	19.05	15.48	26.00				
MISCELLANEOUS	10	.62	.13	.02	1.25				
TOTAL INCOME	16	24.78	19.17	15.48	26.00				
EXPENSE									
CLEANING	17	1.22	1.04	.91	1.38	1.25	1.12	.96	1.39
REPAIR-MAINT	17	1.59	1.54	1.06	1.80	1.64	1.61	1.10	1.87
UTILITIES	17	1.78	1.73	1.39	2.11	1.82	1.73	1.42	2.15
RDS/GRNDS/SEC	16	.40	.40	.16	.48	.40	.40	.16	.48
ADMINISTRATIVE	16	.85	.89	.68	.98	.85	.89	.68	.98
TOTAL OPER EXP	17	5.75	5.56	4.76	6.01	5.93	5.75	4.91	6.50
FIXED EXPENSES	17	6.09	4.91	3.94	6.02	6.09	4.91	3.94	6.02
TOTAL OPER+FIX	17	11.83	10.59	9.58	12.47	12.02	10.67	9.83	12.57
LEASING EXP	11	1.82	1.88	.69	3.76				
TOTAL PAYROLL	16	1.36	.78	.65	.91				
TOTAL CONTRACT	16	2.07	1.97	1.53	2.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12332	15
AVG SQFT/RETAIL TENANT	1626	10
AVG SQFT/OFFICE WORKER	198	14
AVG % OFFICE OCCUPANCY	92.2	17
AVG % RETAIL OCCUPANCY	93.4	11
AVG $ RATE YR-END RENT	20.86	13
RENTABLE/GROSS SQFT	.95	16

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.00	16
PAYROLL	.72	4
CONTRACT	.73	16
SUP/MAT/MISC	.14	16
TRASH REMOVAL	.07	16
REPR/MAINT TOTAL	1.58	16
PAYROLL	.47	14
ELEVATOR	.25	16
HVAC	.27	16
ELECTRICAL	.06	13
STRUCT/ROOF	.04	8
PLUMBING	.04	12
FIRE/LIFE SFTY	.02	11
OTHER MAINT/SUP	.36	14

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.72	16
ELECTRICAL	1.35	16
GAS	.15	10
FUEL OIL	.14	2
PURCH STEAM	.19	5
PURCH CH WTR		
COAL		
WATER/SEWER	.10	15
RDS/GNDS/SEC TOTAL	.40	16
RDS/GNDS TOTAL	.03	13
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.03	10
RDS/GNDS OTHER	.00	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.36	15
SEC PAYROLL	.15	3
SEC CONTRACTS	.34	15
SEC OTHER	.03	4
ADMIN TOTAL	.89	16
PAYROLL	.31	13
MGMT FEES	.72	10
LEGAL FEES	.02	7
AUDIT FEES	.01	13
GEN OFC EXP	.04	12
OTHER ADM EXP	.04	11

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	4.76	16
REAL ESTATE TAX	4.81	15
BUILDING INS	.11	16
PERS PROP TAX	4.44	1
OTHER TAX	.02	3
LEASING EXPENSES	1.64	10
ADV/PROMOTION	.01	7
COMM/FEES	.10	10
TENANT ALTS	1.70	9
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.78	16
CLEANING	.72	4
REPAIR/MAINT	.47	14
RDS/GROUNDS	.02	1
SECURITY	.15	2
ADMINISTRATIVE	.31	13
TOTAL CONTRACTS	1.97	16
CLEANING	.73	16
REPAIR/MAINT	.51	14
RDS/GROUNDS	.03	10
SECURITY	.34	15
ADMINISTRATIVE	.66	11

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	314,066 SQ. FT.				297,835 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	5					16.77	16.74	13.33	19.67
RETAIL AREA	1	24.61	24.61						
OTHER AREA									
TOTAL RENT	5	16.32	16.74	12.33	19.67				
MISCELLANEOUS	3	.70	.24						
TOTAL INCOME	5	16.76	16.99	13.46	19.67				
EXPENSE									
CLEANING	5	1.04	1.00	.85	1.25	1.08	1.00	.87	1.33
REPAIR-MAINT	5	1.82	1.73	1.67	2.05	1.88	1.85	1.72	2.10
UTILITIES	5	1.63	1.74	1.21	1.98	1.68	1.74	1.31	1.98
RDS/GRNDS/SEC	5	.28	.14	.07	.62	.28	.14	.07	.62
ADMINISTRATIVE	5	1.23	1.22	.78	1.75	1.23	1.22	.78	1.75
TOTAL OPER EXP	5	6.00	5.95	4.91	7.25	6.24	5.95	5.26	7.39
FIXED EXPENSES	5	3.89	3.61	3.21	4.75	3.89	3.61	3.21	4.75
TOTAL OPER+FIX	5	9.90	9.55	8.46	11.67	10.13	9.55	8.89	11.73
LEASING EXP	4	2.06	2.09	.43	3.65				
TOTAL PAYROLL	5	.82	.65	.48	1.30				
TOTAL CONTRACT	5	2.17	2.24	1.64	2.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4236	4
AVG SQFT/RETAIL TENANT	6117	1
AVG SQFT/OFFICE WORKER	185	3
AVG % OFFICE OCCUPANCY	93.4	5
AVG % RETAIL OCCUPANCY	87.0	2
AVG $ RATE YR-END RENT	16.23	5
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.00	5
PAYROLL	.27	1
CONTRACT	.66	5
SUP/MAT/MISC	.16	5
TRASH REMOVAL	.08	5
REPR/MAINT TOTAL	1.73	5
PAYROLL	.47	3
ELEVATOR	.25	5
HVAC	.28	5
ELECTRICAL	.14	4
STRUCT/ROOF	.04	3
PLUMBING	.09	5
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.49	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.74	5
ELECTRICAL	1.28	5
GAS	.26	3
FUEL OIL	.27	1
PURCH STEAM	.37	1
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.14	5
RDS/GNDS TOTAL	.02	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	2
RDS/GNDS OTHER	.02	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.12	4
SEC PAYROLL		
SEC CONTRACTS	.12	4
SEC OTHER	.24	1
ADMIN TOTAL	1.22	5
PAYROLL	.40	3
MGMT FEES	.72	4
LEGAL FEES	.09	2
AUDIT FEES	.04	4
GEN OFC EXP	.08	3
OTHER ADM EXP	.11	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.61	5
REAL ESTATE TAX	3.37	4
BUILDING INS	.10	5
PERS PROP TAX	4.44	1
OTHER TAX	02	2
LEASING EXPENSES	1.09	4
ADV/PROMOTION	.05	2
COMM/FEES	.09	4
TENANT ALTS	1.57	4
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.65	5
CLEANING	.27	1
REPAIR/MAINT	.47	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.40	3
TOTAL CONTRACTS	2.24	5
CLEANING	.66	5
REPAIR/MAINT	.65	5
RDS/GROUNDS	.03	2
SECURITY	.12	4
ADMINISTRATIVE	.62	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Toronto, ON

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,473,312 SQ. FT.				1,404,299 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	7					18.75	19.52	17.16	25.29
RETAIL AREA	4	23.47	20.13	9.80	42.42				
OTHER AREA	1	6.47	6.47						
TOTAL RENT	7	18.92	19.16	17.16	26.00				
MISCELLANEOUS	4	1.75	.09	.05	3.51				
TOTAL INCOME	7	20.06	19.20	17.22	26.00				
EXPENSE									
CLEANING	7	1.11	.97	.92	1.34	1.16	1.09	.98	1.36
REPAIR-MAINT	7	1.40	1.36	.88	1.58	1.47	1.36	.93	1.88
UTILITIES	7	1.77	1.72	1.48	2.29	1.82	1.72	1.48	2.30
RDS/GRNDS/SEC	7	.44	.42	.35	.48	.44	.42	.35	.48
ADMINISTRATIVE	7	.70	.72	.58	.89	.70	.72	.58	.89
TOTAL OPER EXP	7	5.42	5.49	4.67	6.00	5.65	5.55	4.76	6.70
FIXED EXPENSES	7	5.18	5.58	3.96	6.00	5.18	5.58	3.96	6.00
TOTAL OPER+FIX	7	10.61	10.62	9.60	11.74	10.83	10.66	10.10	11.82
LEASING EXP	5	2.60	1.88	1.26	4.14				
TOTAL PAYROLL	7	.94	.78	.77	.82				
TOTAL CONTRACT	7	1.86	1.79	1.53	2.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8029	7
AVG SQFT/RETAIL TENANT	1665	5
AVG SQFT/OFFICE WORKER	190	6
AVG % OFFICE OCCUPANCY	96.6	7
AVG % RETAIL OCCUPANCY	100.0	5
AVG $ RATE YR-END RENT	22.10	6
RENTABLE/GROSS SQFT	.86	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.97	7
PAYROLL	.65	2
CONTRACT	.77	7
SUP/MAT/MISC	.14	7
TRASH REMOVAL	.07	7
REPR/MAINT TOTAL	1.36	7
PAYROLL	.31	7
ELEVATOR	.25	7
HVAC	.27	7
ELECTRICAL	.04	7
STRUCT/ROOF	.04	4
PLUMBING	.02	5
FIRE/LIFE SFTY	.02	5
OTHER MAINT/SUP	.26	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.72	7
ELECTRICAL	1.42	7
GAS	.17	5
FUEL OIL		
PURCH STEAM	.16	2
PURCH CH WTR		
COAL		
WATER/SEWER	.10	7
RDS/GNDS/SEC TOTAL	.42	7
RDS/GNDS TOTAL	.04	5
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.05	4
RDS/GNDS OTHER	.00	3

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.37	7
SEC PAYROLL	.09	1
SEC CONTRACTS	.36	7
SEC OTHER	.02	1
ADMIN TOTAL	.72	7
PAYROLL	.31	6
MGMT FEES	.67	3
LEGAL FEES	.03	2
AUDIT FEES	.00	5
GEN OFC EXP	.02	5
OTHER ADM EXP	.04	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	5.58	7
REAL ESTATE TAX	5.38	7
BUILDING INS	.11	7
PERS PROP TAX		
OTHER TAX	.61	1
LEASING EXPENSES	1.84	4
ADV/PROMOTION	.00	3
COMM/FEES	.10	4
TENANT ALTS	1.70	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.78	7
CLEANING	.65	2
REPAIR/MAINT	.31	7
RDS/GROUNDS	.02	1
SECURITY	.09	1
ADMINISTRATIVE	.31	6
TOTAL CONTRACTS	1.79	7
CLEANING	.77	7
REPAIR/MAINT	.45	6
RDS/GROUNDS	.03	4
SECURITY	.36	7
ADMINISTRATIVE	.36	4

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	11 BLDS	2,882,999 SQ. FT.				2,673,207 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	9					17.88	16.64	14.22	20.54
RETAIL AREA	8	22.35	22.33	20.84	23.80				
OTHER AREA	3	7.07	7.03						
TOTAL RENT	9	18.15	17.01	14.53	20.71				
MISCELLANEOUS	6	.04	.05	.03	.05				
TOTAL INCOME	9	18.18	17.04	14.57	20.76				
EXPENSE									
CLEANING	11	1.00	.86	.72	1.03	1.07	.90	.74	1.11
REPAIR-MAINT	11	1.34	1.40	1.01	1.63	1.43	1.40	1.07	1.79
UTILITIES	11	1.60	1.49	1.22	1.88	1.68	1.49	1.23	1.98
RDS/GRNDS/SEC	11	.52	.51	.35	.58	.52	.51	.35	.58
ADMINISTRATIVE	11	.76	.73	.56	1.01	.76	.73	.56	1.01
TOTAL OPER EXP	11	5.23	4.83	4.39	5.42	5.57	5.06	[illegible]	[illegible]
FIXED EXPENSES	10	3.32	3.52	2.59	4.05	3.32	3.52	[illegible]	[illegible]
TOTAL OPER+FIX	11	8.26	7.79	6.38	9.47	8.98	7.98	[illegible]	[illegible]
LEASING EXP	3	2.11	2.10						
TOTAL PAYROLL	11	1.04	.77	.33	1.61				
TOTAL CONTRACT	11	1.92	1.95	1.43	2.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12128	9
AVG SQFT/RETAIL TENANT	1998	8
AVG SQFT/OFFICE WORKER	205	10
AVG % OFFICE OCCUPANCY	90.8	11
AVG % RETAIL OCCUPANCY	91.0	8
AVG $ RATE YR-END RENT	21.96	9
RENTABLE/GROSS SQFT	.92	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.86	11
PAYROLL	.89	3
CONTRACT	.72	10
SUP/MAT/MISC	.06	10
TRASH REMOVAL	.05	10
REPR/MAINT TOTAL	1.43	10
PAYROLL	.30	10
ELEVATOR	.09	10
HVAC	.25	10
ELECTRICAL	.08	10
STRUCT/ROOF	.05	8
PLUMBING	.02	8
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.19	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.49	11
ELECTRICAL	1.25	11
GAS	.15	11
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.08	11
RDS/GNDS/SEC TOTAL	.51	11
RDS/GNDS TOTAL	.11	11
RDS/GNDS PAYRL	.09	3
RDS/GNDS CONTR	.11	9
RDS/GNDS OTHER	.02	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.38	11
SEC PAYROLL	.45	2
SEC CONTRACTS	.35	9
SEC OTHER	.04	4
ADMIN TOTAL	.73	11
PAYROLL	.52	7
MGMT FEES	.65	5
LEGAL FEES	.00	6
AUDIT FEES	.00	6
GEN OFC EXP	.05	10
OTHER ADM EXP	.04	8

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.52	10
REAL ESTATE TAX	3.34	10
BUILDING INS	.10	10
PERS PROP TAX		
OTHER TAX	.97	1
LEASING EXPENSES	2.10	3
ADV/PROMOTION	.01	1
COMM/FEES	.20	3
TENANT ALTS	1.89	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.77	11
CLEANING	.89	3
REPAIR/MAINT	.30	10
RDS/GROUNDS	.09	3
SECURITY	.45	2
ADMINISTRATIVE	.52	7
TOTAL CONTRACTS	1.95	11
CLEANING	.72	10
REPAIR/MAINT	.60	11
RDS/GROUNDS	.11	9
SECURITY	.35	9
ADMINISTRATIVE	.42	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Toronto, ON

SUBURBAN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,087,895 SQ. FT.				1,039,818 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					13.50	14.47	11.93	15.69
RETAIL AREA	3	21.59	21.81						
OTHER AREA	1	7.15	7.15						
TOTAL RENT	4	13.81	14.75	12.08	16.00				
MISCELLANEOUS	3	.03	.03						
TOTAL INCOME	4	13.83	14.79	12.11	16.02				
EXPENSE									
CLEANING	5	.76	.85	.51	.90	.79	.86	.53	.94
REPAIR-MAINT	5	1.46	1.40	1.01	1.87	1.50	1.40	1.03	1.96
UTILITIES	5	1.60	1.49	1.22	2.00	1.63	1.49	1.23	2.09
RDS/GRNDS/SEC	5	.61	.51	.41	.84	.61	.51	.41	.84
ADMINISTRATIVE	5	.93	.87	.57	1.33	.93	.87	.57	1.33
TOTAL OPER EXP	5	5.35	4.77	4.39	6.45	6.99	4.77	4.55	6.75
FIXED EXPENSES	4	3.24	3.47	2.59	3.88	3.24	3.47	2.59	3.88
TOTAL OPER+FIX	5	7.83	7.79	5.67	10.13	9.72	7.98	5.79	10.38
LEASING EXP	1	1.79	1.79						
TOTAL PAYROLL	5	.89	.52	.28	1.61				
TOTAL CONTRACT	5	1.39	2.29	1.61	2.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11300	4
AVG SQFT/RETAIL TENANT	2640	3
AVG SQFT/OFFICE WORKER	221	4
AVG % OFFICE OCCUPANCY	97.4	5
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	18.62	4
RENTABLE/GROSS SQFT	.93	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.85	5
PAYROLL		
CONTRACT	.76	5
SUP/MAT/MISC	.04	4
TRASH REMOVAL	.04	5
REPR/MAINT TOTAL	1.55	4
PAYROLL	.31	4
ELEVATOR	.11	4
HVAC	.24	4
ELECTRICAL	.06	4
STRUCT/ROOF	.17	2
PLUMBING	.02	4
FIRE/LIFE SFTY	.04	4
OTHER MAINT/SUP	.25	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.49	5
ELECTRICAL	1.25	5
GAS	.10	5
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	5
RDS/GNDS/SEC TOTAL	.51	5
RDS/GNDS TOTAL	.13	5
RDS/GNDS PAYRL	.17	1
RDS/GNDS CONTR	.11	5
RDS/GNDS OTHER	.07	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.38	5
SEC PAYROLL		
SEC CONTRACTS	.38	5
SEC OTHER	.11	1
ADMIN TOTAL	.87	5
PAYROLL	.57	3
MGMT FEES	.79	2
LEGAL FEES	.01	2
AUDIT FEES	.00	1
GEN OFC EXP	.07	4
OTHER ADM EXP	.09	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.47	4
REAL ESTATE TAX	3.27	4
BUILDING INS	.12	4
PERS PROP TAX		
OTHER TAX	.97	1
LEASING EXPENSES	1.79	1
ADV/PROMOTION	.01	1
COMM/FEES	.32	1
TENANT ALTS	1.46	1
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.52	5
CLEANING		
REPAIR/MAINT	.31	4
RDS/GROUNDS	.17	1
SECURITY		
ADMINISTRATIVE	.57	3
TOTAL CONTRACTS	2.29	5
CLEANING	.76	5
REPAIR/MAINT	.61	5
RDS/GROUNDS	.11	5
SECURITY	.38	5
ADMINISTRATIVE	.56	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Vancouver, BC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	16 BLDS	3,279,014 SQ. FT.				3,037,591 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	16					14.74	13.63	8.80	18.48
RETAIL AREA	9	17.04	17.88	6.29	21.76				
OTHER AREA	3	3.44	5.33						
TOTAL RENT	16	17.51	16.52	11.94	19.25				
MISCELLANEOUS	9	.05	.04	.01	.06				
TOTAL INCOME	16	17.55	16.52	11.94	19.25				
EXPENSE									
CLEANING	16	.88	.89	.54	1.05	.94	.89	.75	1.08
REPAIR-MAINT	16	1.17	.88	.79	1.36	1.21	.88	.00	1.53
UTILITIES	16	1.50	1.44	1.13	1.58	1.57	1.49	1.15	1.77
RDS/GRNDS/SEC	16	.27	.22	.17	.29	.27	.22	.17	.29
ADMINISTRATIVE	15	1.30	1.01	.76	1.58	1.30	1.01	.76	1.58
TOTAL OPER EXP	16	5.06	4.63	4.12	5.45	5.35	4.78	4.14	5.68
FIXED EXPENSES	16	4.04	3.97	3.31	4.19	4.04	3.97	3.31	4.19
TOTAL OPER+FIX	16	9.10	8.95	7.73	9.63	9.39	9.09	7.73	10.01
LEASING EXP	11	2.81	2.59	.08	5.08				
TOTAL PAYROLL	15	.80	.44	.37	1.08				
TOTAL CONTRACT	16	1.88	2.16	1.48	2.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4750	14
AVG SQFT/RETAIL TENANT	2910	7
AVG SQFT/OFFICE WORKER	165	13
AVG % OFFICE OCCUPANCY	88.0	16
AVG % RETAIL OCCUPANCY	90.5	9
AVG $ RATE YR-END RENT	15.22	13
RENTABLE/GROSS SQFT	.90	12

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.89	16
PAYROLL	.10	2
CONTRACT	.70	16
SUP/MAT/MISC	.06	15
TRASH REMOVAL	.04	12
REPR/MAINT TOTAL	.88	16
PAYROLL	.44	6
ELEVATOR	.20	15
HVAC	.16	16
ELECTRICAL	.06	14
STRUCT/ROOF	.00	8
PLUMBING	.01	14
FIRE/LIFE SFTY	.05	12
OTHER MAINT/SUP	.41	15

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.44	16
ELECTRICAL	1.16	16
GAS	.24	10
FUEL OIL		
PURCH STEAM	.26	8
PURCH CH WTR		
COAL	.02	2
WATER/SEWER	.03	14
RDS/GNDS/SEC TOTAL	.22	16
RDS/GNDS TOTAL	.04	13
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.04	13
RDS/GNDS OTHER	.01	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.21	15
SEC PAYROLL	.22	3
SEC CONTRACTS	.20	13
SEC OTHER	.11	2
ADMIN TOTAL	1.01	15
PAYROLL	.43	10
MGMT FEES	.49	12
LEGAL FEES	.05	10
AUDIT FEES	.01	9
GEN OFC EXP	.05	10
OTHER ADM EXP	.41	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.97	16
REAL ESTATE TAX	3.88	16
BUILDING INS	.09	16
PERS PROP TAX		
OTHER TAX	.04	4
LEASING EXPENSES	2.59	11
ADV/PROMOTION	.03	5
COMM/FEES	.35	8
TENANT ALTS	2.24	10
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.51	13
CLEANING	.10	2
REPAIR/MAINT	.44	6
RDS/GROUNDS	.02	1
SECURITY	.22	3
ADMINISTRATIVE	.43	10
TOTAL CONTRACTS	2.16	16
CLEANING	.70	16
REPAIR/MAINT	.65	16
RDS/GROUNDS	.04	13
SECURITY	.20	13
ADMINISTRATIVE	.49	11

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Vancouver, BC

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,789,482 SQ. FT.				1,732,417 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	10					13.99	13.93	8.95	18.00
RETAIL AREA	6	8.75	12.20	3.98	21.76				
OTHER AREA									
TOTAL RENT	10	16.73	17.08	10.55	18.77				
MISCELLANEOUS	5	.04	.04	.01	.06				
TOTAL INCOME	10	16.75	17.09	10.55	18.80				
EXPENSE									
CLEANING	10	.98	.98	.70	1.14	1.01	1.03	.70	1.23
REPAIR-MAINT	10	1.04	.87	.77	1.46	1.07	.87	.83	1.55
UTILITIES	10	1.50	1.48	1.10	1.73	1.53	1.48	1.14	1.86
RDS/GRNDS/SEC	10	.23	.22	.17	.36	.23	.22	.17	.36
ADMINISTRATIVE	9	1.31	1.05	.76	1.64	1.31	1.05	.76	1.64
TOTAL OPER EXP	10	4.96	4.58	4.06	5.97	5.09	4.90	4.09	6.08
FIXED EXPENSES	10	3.89	3.97	3.45	4.13	3.89	3.96	3.45	4.13
TOTAL OPER+FIX	10	8.85	8.54	7.60	9.85	8.99	8.72	7.72	10.02
LEASING EXP	8	3.09	2.30	.13	4.84				
TOTAL PAYROLL	9	.70	.45	.36	1.04				
TOTAL CONTRACT	10	2.14	2.29	1.55	2.70				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4197	10
AVG SQFT/RETAIL TENANT	3125	6
AVG SQFT/OFFICE WORKER	155	9
AVG % OFFICE OCCUPANCY	89.6	10
AVG % RETAIL OCCUPANCY	100.0	6
AVG $ RATE YR-END RENT	15.58	10
RENTABLE/GROSS SQFT	.89	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.98	10
PAYROLL	.11	1
CONTRACT	.79	10
SUP/MAT/MISC	.06	10
TRASH REMOVAL	.04	8
REPR/MAINT TOTAL	.87	10
PAYROLL	.45	3
ELEVATOR	.20	10
HVAC	.14	10
ELECTRICAL	.08	10
STRUCT/ROOF	.00	6
PLUMBING	.01	10
FIRE/LIFE SFTY	.06	8
OTHER MAINT/SUP	.09	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.48	10
ELECTRICAL	1.15	10
GAS	.32	6
FUEL OIL		
PURCH STEAM	.23	4
PURCH CH WTR		
COAL		
WATER/SEWER	.03	10
RDS/GNDS/SEC TOTAL	.22	10
RDS/GNDS TOTAL	.03	9
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.03	9
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.21	10
SEC PAYROLL	.07	1
SEC CONTRACTS	.18	10
SEC OTHER		
ADMIN TOTAL	1.05	9
PAYROLL	.57	5
MGMT FEES	.48	9
LEGAL FEES	.03	6
AUDIT FEES	.01	5
GEN OFC EXP	.02	7
OTHER ADM EXP	.34	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	3.97	10
REAL ESTATE TAX	3.86	10
BUILDING INS	.08	10
PERS PROP TAX		
OTHER TAX	.03	1
LEASING EXPENSES	2.30	8
ADV/PROMOTION	.03	4
COMM/FEES	.35	6
TENANT ALTS	2.09	7
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.51	8
CLEANING	.11	1
REPAIR/MAINT	.45	3
RDS/GROUNDS		
SECURITY	.07	1
ADMINISTRATIVE	.57	5
TOTAL CONTRACTS	2.29	10
CLEANING	.79	10
REPAIR/MAINT	.75	10
RDS/GROUNDS	.03	9
SECURITY	.18	10
ADMINISTRATIVE	.57	7

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Canada Government Sector: Special Studies

All Buildings—1987

2-Year Comparison of Identical Buildings

5-Year Comparison of Identical Buildings

All-Electric Buildings

All Buildings — 1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	156 BLDS	25,207,806 SQ. FT.				22,830,741 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	46					13.23	11.36	9.75	13.00
RETAIL AREA	4	12.89	12.32	7.93	15.43				
OTHER AREA	23	3.66	9.82	3.09	12.92				
TOTAL RENT	47	10.59	10.56	8.72	12.40				
MISCELLANEOUS	1	.59	.59						
TOTAL INCOME	47	10.66	10.56	8.72	12.40				
EXPENSE									
CLEANING	154	.79	.76	.54	1.07	.87	.83	.59	1.16
REPAIR-MAINT	156	1.39	1.15	.80	1.76	1.53	1.30	.85	1.90
UTILITIES	154	1.49	1.23	.98	1.57	1.64	1.34	1.07	1.76
RDS/GRNDS/SEC	135	.20	.13	.05	.36	.20	.13	.05	.36
ADMINISTRATIVE	153	.36	.26	.15	.49	.36	.26	.15	.49
TOTAL OPER EXP	156	4.17	3.88	3.16	5.32	4.60	4.16	3.40	5.60
FIXED EXPENSES	34	1.34	.95	.49	1.28	1.34	.95	.49	1.28
TOTAL OPER+FIX	156	4.27	4.10	3.40	5.34	5.16	4.48	3.69	5.73
LEASING EXP	6	.08	.01	.00	.37				
TOTAL PAYROLL	135	.82	.64	.37	1.08				
TOTAL CONTRACT	155	1.83	1.59	1.03	2.49				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	40501	146
AVG SQFT/RETAIL TENANT	3402	28
AVG SQFT/OFFICE WORKER	254	90
AVG % OFFICE OCCUPANCY	97.3	152
AVG % RETAIL OCCUPANCY	63.8	30
AVG $ RATE YR-END RENT	12.61	9
RENTABLE/GROSS SQFT	.87	144

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.76	154
PAYROLL	.04	79
CONTRACT	.63	152
SUP/MAT/MISC	.02	42
TRASH REMOVAL	.03	33
REPR/MAINT TOTAL	1.15	155
PAYROLL	.46	95
ELEVATOR	.10	137
HVAC	.21	150
ELECTRICAL	.05	147
STRUCT/ROOF	.11	142
PLUMBING	.02	131
FIRE/LIFE SFTY	.02	131
OTHER MAINT/SUP	.20	130

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.23	153
ELECTRICAL	.83	151
GAS	.25	80
FUEL OIL	.08	49
PURCH STEAM	.58	35
PURCH CH WTR	.00	1
COAL	.05	3
WATER/SEWER	.05	121
RDS/GNDS/SEC TOTAL	.13	135
RDS/GNDS TOTAL	.08	132
RDS/GNDS PAYRL	.02	65
RDS/GNDS CONTR	.07	124
RDS/GNDS OTHER	.01	31

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	73
SEC PAYROLL	.01	47
SEC CONTRACTS	.10	52
SEC OTHER	.00	.11
ADMIN TOTAL	.26	152
PAYROLL	.19	126
MGMT FEES	4.54	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.24	46
OTHER ADM EXP	.09	71

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.95	32
REAL ESTATE TAX	.92	29
BUILDING INS	.04	31
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.01	6
ADV/PROMOTION		
COMM/FEES	.72	1
TENANT ALTS	.01	5
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.64	135
CLEANING	.04	79
REPAIR/MAINT	.46	95
RDS/GROUNDS	.02	65
SECURITY	.01	47
ADMINISTRATIVE	.19	126
TOTAL CONTRACTS	1.59	155
CLEANING	.63	152
REPAIR/MAINT	.72	152
RDS/GROUNDS	.07	124
SECURITY	.10	53
ADMINISTRATIVE	.14	19

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (2 Year)

1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	144 BLDS	24,302,026 SQ. FT.				22,030,005 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	62					3.46	8.85	.30	10.90
RETAIL AREA	4	7.23	9.43	6.54	13.59				
OTHER AREA	10	5.50	2.95	1.65	6.59				
TOTAL RENT	63	3.17	8.48	.24	10.77				
MISCELLANEOUS	8	.26	.08	.01	.27				
TOTAL INCOME	64	3.17	8.15	.31	10.68				
EXPENSE									
CLEANING	144	.83	.71	.47	1.00	.92	.73	.48	1.09
REPAIR-MAINT	144	1.15	.91	.68	1.45	1.27	.99	.73	1.60
UTILITIES	144	1.45	1.21	.92	1.45	1.60	1.33	.99	1.66
RDS/GRNDS/SEC	131	.20	.12	.04	.39	.20	.12	.04	.39
ADMINISTRATIVE	126	.10	.09	.03	.21	.10	.09	.03	.21
TOTAL OPER EXP	144	3.69	3.35	2.71	4.13	4.06	3.69	3.00	4.80
FIXED EXPENSES	1	3.22	3.22			3.22	3.22		
TOTAL OPER + FIX	144	3.71	3.35	2.71	4.13	10.31	3.69	3.00	4.80
LEASING EXP	8	.02	.02	.00	.04				
TOTAL PAYROLL	88	1.19	.72	.50	1.22				
TOTAL CONTRACT	144	1.52	1.38	.92	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	44359	141
AVG SQFT/RETAIL TENANT	1796	37
AVG SQFT/OFFICE WORKER	258	84
AVG % OFFICE OCCUPANCY	98.0	143
AVG % RETAIL OCCUPANCY	92.0	43
AVG $ RATE YR-END RENT	19.48	7
RENTABLE/GROSS SQFT	.92	144

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.84**	**84**
PAYROLL	.03	72
CONTRACT	.65	82
SUP/MAT/MISC	.02	35
TRASH REMOVAL	.03	34
REPR/MAINT TOTAL	**.83**	**84**
PAYROLL	.37	82
ELEVATOR	.07	72
HVAC	.15	81
ELECTRICAL	.04	82
STRUCT/ROOF	.07	51
PLUMBING	.02	75
FIRE/LIFE SFTY	.02	76
OTHER MAINT/SUP	.11	65

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.21**	**84**
ELECTRICAL	.80	83
GAS	.32	39
FUEL OIL	.26	20
PURCH STEAM	.88	16
PURCH CH WTR		
COAL		
WATER/SEWER	.05	62
RDS/GNDS/SEC TOTAL	**.28**	**83**
RDS/GNDS TOTAL	.09	82
RDS/GNDS PAYRL	.02	62
RDS/GNDS CONTR	.07	76
RDS/GNDS OTHER	.01	30

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	67
SEC PAYROLL	.01	51
SEC CONTRACTS	.19	47
SEC OTHER	.00	5
ADMIN TOTAL	**.18**	**81**
PAYROLL	.16	74
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.06	41
OTHER ADM EXP	.08	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**3.22**	**1**
REAL ESTATE TAX	3.22	1
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.72**	**84**
CLEANING	.03	72
REPAIR/MAINT	.37	82
RDS/GROUNDS	.02	62
SECURITY	.01	51
ADMINISTRATIVE	.16	74
TOTAL CONTRACTS	**1.13**	**84**
CLEANING	.65	82
REPAIR/MAINT	.33	64
RDS/GROUNDS	.07	76
SECURITY	.19	47
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	149 BLDS	24,515,846 SQ. FT.				22,220,057 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	40					12.60	11.36	9.54	12.90
RETAIL AREA	4	12.89	12.32	7.93	15.43				
OTHER AREA	22	3.88	10.50	4.46	12.92				
TOTAL RENT	41	10.00	10.62	8.88	12.40				
MISCELLANEOUS	1	.59	.59						
TOTAL INCOME	41	10.10	10.62	8.88	12.40				
EXPENSE									
CLEANING	147	.78	.75	.54	1.06	.86	.82	.58	1.14
REPAIR-MAINT	149	1.39	1.15	.80	1.74	1.53	1.27	.87	1.84
UTILITIES	148	1.50	1.23	.97	1.58	1.64	1.34	1.07	1.77
RDS/GRNDS/SEC	128	.20	.13	.05	.36	.20	.13	.05	.36
ADMINISTRATIVE	146	.33	.24	.14	.46	.33	.24	.14	.46
TOTAL OPER EXP	149	4.12	3.79	3.14	5.01	4.54	4.10	3.39	5.36
FIXED EXPENSES	33	1.31	.94	.49	1.24	1.31	.94	.49	1.24
TOTAL OPER + FIX	149	4.22	4.06	3.37	5.10	4.93	4.42	3.64	5.46
LEASING EXP	2	.01	.01						
TOTAL PAYROLL	129	.79	.63	.36	1.06				
TOTAL CONTRACT	148	1.83	1.60	1.04	2.47				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	43127	140
AVG SQFT/RETAIL TENANT	3402	28
AVG SQFT/OFFICE WORKER	254	88
AVG % OFFICE OCCUPANCY	97.4	145
AVG % RETAIL OCCUPANCY	89.8	30
AVG $ RATE YR-END RENT	11.56	8
RENTABLE/GROSS SQFT	.87	143

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.75**	**147**
PAYROLL	.04	73
CONTRACT	.63	146
SUP/MAT/MISC	.01	41
TRASH REMOVAL	.03	32
REPR/MAINT TOTAL	**1.15**	**149**
PAYROLL	.46	90
ELEVATOR	.09	131
HVAC	.23	144
ELECTRICAL	.05	141
STRUCT/ROOF	.10	137
PLUMBING	.02	131
FIRE/LIFE SFTY	.02	125
OTHER MAINT/SUP	.20	125

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.23**	**148**
ELECTRICAL	.84	146
GAS	.26	79
FUEL OIL	.04	45
PURCH STEAM	.58	35
PURCH CH WTR	.00	1
COAL	.05	3
WATER/SEWER	.06	116
RDS/GNDS/SEC TOTAL	**.13**	**128**
RDS/GNDS TOTAL	.06	125
RDS/GNDS PAYRL	.02	65
RDS/GNDS CONTR	.06	119
RDS/GNDS OTHER	.01	29

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	72
SEC PAYROLL	.01	47
SEC CONTRACTS	.11	51
SEC OTHER	.00	11
ADMIN TOTAL	**.24**	**146**
PAYROLL	.18	120
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.24	42
OTHER ADM EXP	.08	70

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.95**	**32**
REAL ESTATE TAX	.92	29
BUILDING INS	.04	31
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.01**	**2**
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS	.01	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.63**	**129**
CLEANING	.04	73
REPAIR/MAINT	.46	90
RDS/GROUNDS	.02	65
SECURITY	.01	47
ADMINISTRATIVE	.18	120
TOTAL CONTRACTS	**1.60**	**148**
CLEANING	.63	146
REPAIR/MAINT	.71	147
RDS/GROUNDS	.06	119
SECURITY	.10	52
ADMINISTRATIVE	.14	18

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1983

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	107 BLDS 15,624,540 SQ. FT.					13,907,371 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG.	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	19					18.22	18.44	15.09	21.57
RETAIL AREA									
OTHER AREA									
TOTAL RENT	20	12.44	11.79	10.36	14.39				
MISCELLANEOUS									
TOTAL INCOME	20	12.44	11.79	10.36	14.39				
EXPENSE									
CLEANING	107	.67	.74	.52	.98	.75	.83	.58	1.17
REPAIR-MAINT	107	.94	.76	.57	.96	1.05	.90	.64	1.11
UTILITIES	107	1.22	1.03	.79	1.29	1.36	1.17	.90	1.44
RDS/GRNDS/SEC	94	.29	.24	.03	.49	.29	.24	.03	.49
ADMINISTRATIVE	77	.08	.10	.02	.29	.08	.10	.02	.29
TOTAL OPER EXP	107	3.16	3.02	2.43	3.67	3.53	3.45	2.71	4.59
FIXED EXPENSES									
TOTAL OPER+FIX	107	3.16	3.02	2.43	3.67	3.87	3.45	2.71	4.59
LEASING EXP	1	.20	.20						
TOTAL PAYROLL	86	.92	.46	.31	1.26				
TOTAL CONTRACT	106	1.31	1.30	1.03	1.93				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	35503	106
AVG SQFT/RETAIL TENANT	3246	23
AVG SQFT/OFFICE WORKER	248	30
AVG % OFFICE OCCUPANCY	97.6	107
AVG % RETAIL OCCUPANCY	79.8	27
AVG $ RATE YR-END RENT	10.24	18
RENTABLE/GROSS SQFT	.86	57

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.74**	**39**
PAYROLL	.06	32
CONTRACT	.67	38
SUP/MAT/MISC	.02	5
TRASH REMOVAL	.02	7
REPR/MAINT TOTAL	**.73**	**39**
PAYROLL	.21	38
ELEVATOR	.05	34
HVAC	.14	38
ELECTRICAL	.08	36
STRUCT/ROOF	.04	31
PLUMBING	.01	36
FIRE/LIFE SFTY	.04	7
OTHER MAINT/SUP	.07	24

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.03**	**107**
ELECTRICAL	.70	39
GAS	.28	23
FUEL OIL	.36	21
PURCH STEAM	.02	7
PURCH CH WTR	.06	1
COAL		
WATER/SEWER	.04	34
RDS/GNDS/SEC TOTAL	**.24**	**94**
RDS/GNDS TOTAL	.07	34
RDS/GNDS PAYRL	.02	25
RDS/GNDS CONTR	.05	27
RDS/GNDS OTHER	.02	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.36	36
SEC PAYROLL	.03	26
SEC CONTRACTS	.32	27
SEC OTHER	.00	3
ADMIN TOTAL	**.09**	**25**
PAYROLL	.09	25
MGMT FEES		
LEGAL FEES		
AUDIT FEES	.01	1
GEN OFC EXP	.00	1
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.37**	**38**
CLEANING	.06	32
REPAIR/MAINT	.21	38
RDS/GROUNDS	.02	25
SECURITY	.03	26
ADMINISTRATIVE	.09	25
TOTAL CONTRACTS	**1.29**	**39**
CLEANING	.67	38
REPAIR/MAINT	.39	39
RDS/GROUNDS	.05	27
SECURITY	.32	27
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

1984

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	107 BLDS 15,631,500 SQ. FT.					13,863,648 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	20					18.31	18.50	15.65	20.55
RETAIL AREA									
OTHER AREA									
TOTAL RENT	20	12.29	11.47	10.36	13.64				
MISCELLANEOUS									
TOTAL INCOME	20	12.29	11.47	10.36	13.64				
EXPENSE									
CLEANING	107	.70	.75	.54	1.08	.79	.82	.58	1.32
REPAIR-MAINT	107	.87	.68	.47	1.00	.98	.80	.54	1.29
UTILITIES	107	1.28	1.01	.77	1.39	1.45	1.26	.92	1.59
RDS/GRNDS/SEC	98	.31	.22	.04	.50	.31	.22	.04	.50
ADMINISTRATIVE	74	.07	.09	.01	.29	.07	.09	.01	.29
TOTAL OPER EXP	107	3.20	3.00	2.33	3.96	3.61	3.55	2.45	4.87
FIXED EXPENSES	18	.81	.68	.32	1.05	.81	.68	.32	1.05
TOTAL OPER+FIX	107	3.23	3.15	2.49	4.14	6.42	3.68	2.49	4.94
LEASING EXP									
TOTAL PAYROLL	87	.87	.63	.34	1.36				
TOTAL CONTRACT	107	1.25	1.20	.83	2.06				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	14544	57
AVG SQFT/RETAIL TENANT	2292	9
AVG SQFT/OFFICE WORKER	234	48
AVG % OFFICE OCCUPANCY	97.3	101
AVG % RETAIL OCCUPANCY	90.8	23
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.87	57

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.75**	**39**
PAYROLL	.07	33
CONTRACT	.65	38
SUP/MAT/MISC	.03	12
TRASH REMOVAL	.02	10
REPR/MAINT TOTAL	**.67**	**39**
PAYROLL	.30	38
ELEVATOR	.07	34
HVAC	.13	37
ELECTRICAL	.06	37
STRUCT/ROOF	.06	24
PLUMBING	.02	33
FIRE/LIFE SFTY	.02	10
OTHER MAINT/SUP	.07	21

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.28**	**39**
ELECTRICAL	.78	39
GAS	.27	24
FUEL OIL	.31	14
PURCH STEAM	.73	7
PURCH CH WTR	.08	1
COAL		
WATER/SEWER	.05	34
RDS/GNDS/SEC TOTAL	**.43**	**39**
RDS/GNDS TOTAL	.08	36
RDS/GNDS PAYRL	.02	27
RDS/GNDS CONTR	.05	27
RDS/GNDS OTHER	.02	7

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.34	39
SEC PAYROLL	.02	28
SEC CONTRACTS	.34	29
SEC OTHER	.02	2
ADMIN TOTAL	**.09**	**25**
PAYROLL	.09	23
MGMT FEES	.53	2
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.09	3
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.43**	**38**
CLEANING	.07	33
REPAIR/MAINT	.29	37
RDS/GROUNDS	.02	27
SECURITY	.02	28
ADMINISTRATIVE	.09	24
TOTAL CONTRACTS	**1.53**	**39**
CLEANING	.65	38
REPAIR/MAINT	.32	39
RDS/GROUNDS	.05	33
SECURITY	.33	30
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1985

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	107 BLDS	15,934,280 SQ. FT.				13,944,456 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	107	.74	.69	.51	1.06	.84	.78	.58	1.31
REPAIR-MAINT	107	.85	.70	.49	1.02	.97	.84	.52	1.28
UTILITIES	107	1.32	1.05	.85	1.37	1.51	1.26	1.01	1.60
RDS/GRNDS/SEC	94	.31	.23	.05	.51	.31	.23	.05	.51
ADMINISTRATIVE	81	.14	.15	.04	.26	.14	.15	.04	.26
TOTAL OPER EXP	107	3.27	3.17	2.24	3.90	3.74	3.68	2.58	4.98
FIXED EXPENSES									
TOTAL OPER+FIX	107	3.27	3.17	2.24	3.90	3.92	3.68	2.58	4.98
LEASING EXP									
TOTAL PAYROLL	93	.78	.48	.28	1.18				
TOTAL CONTRACT	107	.93	.92	.58	1.44				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36306	102
AVG SQFT/RETAIL TENANT	788	18
AVG SQFT/OFFICE WORKER	224	48
AVG % OFFICE OCCUPANCY	97.5	105
AVG % RETAIL OCCUPANCY	78.6	18
AVG $ RATE YR-END RENT	10.00	1
RENTABLE/GROSS SQFT	.87	57

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	78
PAYROLL	.33	40
CONTRACT	.49	76
SUP/MAT/MISC	.01	53
TRASH REMOVAL	.01	31
REPR/MAINT TOTAL	.77	78
PAYROLL	.32	60
ELEVATOR	.12	70
HVAC	.07	71
ELECTRICAL	.02	74
STRUCT/ROOF	.04	29
PLUMBING	.03	74
FIRE/LIFE SFTY	.02	21
OTHER MAINT/SUP	.13	70

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.14	78
ELECTRICAL	.73	78
GAS	.30	45
FUEL OIL	.49	11
PURCH STEAM	.61	24
PURCH CH WTR		
COAL	.05	1
WATER/SEWER	.05	16
RDS/GNDS/SEC TOTAL	.37	66
RDS/GNDS TOTAL	.07	43
RDS/GNDS PAYRL	.03	25
RDS/GNDS CONTR	.04	40
RDS/GNDS OTHER	.04	12

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.33	61
SEC PAYROLL	.02	25
SEC CONTRACTS	.33	52
SEC OTHER		
ADMIN TOTAL	.08	52
PAYROLL	.17	35
MGMT FEES	.00	1
LEGAL FEES	.00	1
AUDIT FEES	.00	1
GEN OFC EXP	.00	19
OTHER ADM EXP	.01	20

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.71	64
CLEANING	.24	40
REPAIR/MAINT	.32	60
RDS/GROUNDS	.02	25
SECURITY	.02	25
ADMINISTRATIVE	.17	35
TOTAL CONTRACTS	.92	78
CLEANING	.49	77
REPAIR/MAINT	.15	78
RDS/GROUNDS	.04	43
SECURITY	.33	52
ADMINISTRATIVE	.00	3

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

1986

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	106 BLDS	15,939,085 SQ. FT.				14,417,899 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	49					3.25	8.15	.22	10.66
RETAIL AREA	4	7.23	9.43	6.54	13.59				
OTHER AREA	3	.87	1.13						
TOTAL RENT	50	2.89	6.82	.17	10.65				
MISCELLANEOUS	7	.29	.14	.01	.30				
TOTAL INCOME	50	2.95	6.82	.26	10.65				
EXPENSE									
CLEANING	106	.73	.64	.44	.99	.80	.71	.46	1.09
REPAIR-MAINT	106	1.19	.90	.66	1.44	1.31	.98	.70	1.46
UTILITIES	106	1.40	1.13	.86	1.38	1.54	1.28	.94	1.51
RDS/GRNDS/SEC	95	.21	.12	.04	.44	.21	.12	.04	.44
ADMINISTRATIVE	94	.10	.11	.03	.27	.10	.11	.03	.27
TOTAL OPER EXP	106	3.57	3.35	2.70	3.99	3.94	3.69	2.90	4.66
FIXED EXPENSES									
TOTAL OPER+FIX	106	3.57	3.35	2.70	3.99	3.90	3.69	2.90	4.66
LEASING EXP	7	.02	.01	.00	.03				
TOTAL PAYROLL	60	1.27	.72	.49	1.57				
TOTAL CONTRACT	106	1.59	1.41	.87	2.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	41022	104
AVG SQFT/RETAIL TENANT	1057	28
AVG SQFT/OFFICE WORKER	257	58
AVG % OFFICE OCCUPANCY	98.3	106
AVG % RETAIL OCCUPANCY	82.3	30
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.95	106

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	58
PAYROLL	.03	54
CONTRACT	.55	57
SUP/MAT/MISC	.02	30
TRASH REMOVAL	.02	15
REPR/MAINT TOTAL	.82	58
PAYROLL	.31	57
ELEVATOR	.05	46
HVAC	.17	55
ELECTRICAL	.04	56
STRUCT/ROOF	.06	30
PLUMBING	.02	55
FIRE/LIFE SFTY	.02	50
OTHER MAINT/SUP	.12	52

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.06	58
ELECTRICAL	.67	57
GAS	.30	33
FUEL OIL	.34	7
PURCH STEAM	.97	15
PURCH CH WTR		
COAL		
WATER/SEWER	.06	53
RDS/GNDS/SEC TOTAL	.35	57
RDS/GNDS TOTAL	.12	56
RDS/GNDS PAYRL	.02	48
RDS/GNDS CONTR	.10	52
RDS/GNDS OTHER	.01	27

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.23	49
SEC PAYROLL	.02	38
SEC CONTRACTS	.22	32
SEC OTHER	.00	2
ADMIN TOTAL	.20	57
PAYROLL	.19	56
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.07	35
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.72	58
CLEANING	.03	54
REPAIR/MAINT	.31	57
RDS/GROUNDS	.02	48
SECURITY	.02	38
ADMINISTRATIVE	.19	56
TOTAL CONTRACTS	1.02	58
CLEANING	.55	57
REPAIR/MAINT	.37	40
RDS/GROUNDS	.10	52
SECURITY	.22	32
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Comparison of Identical Buildings (5 Year)

1987

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	108 BLDS	15,824,957 SQ. FT.				14,337,060 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	28					11.91	10.75	9.48	12.22
RETAIL AREA	4	12.89	12.32	7.93	15.43				
OTHER AREA	15	7.60	11.43	8.70	14.15				
TOTAL RENT	29	8.93	10.56	8.88	12.21				
MISCELLANEOUS	1	.59	.59						
TOTAL INCOME	29	9.09	10.56	8.88	12.21				
EXPENSE									
CLEANING	106	.75	.71	.51	1.07	.83	.80	.54	1.17
REPAIR-MAINT	108	1.58	1.26	.81	1.79	1.74	1.36	.87	1.97
UTILITIES	107	1.57	1.13	.91	1.55	1.73	1.26	.99	1.70
RDS/GRNDS/SEC	91	.24	.15	.04	.47	.24	.15	.04	.47
ADMINISTRATIVE	107	.33	.30	.16	.46	.33	.30	.16	.46
TOTAL OPER EXP	108	4.38	3.87	3.26	5.33	4.83	4.21	3.41	5.59
FIXED EXPENSES	28	.89	.87	.35	1.24	.89	.87	.35	1.24
TOTAL OPER + FIX	108	4.45	4.26	3.47	5.37	4.24	4.62	3.73	5.67
LEASING EXP									
TOTAL PAYROLL	92	.78	.64	.35	1.08				
TOTAL CONTRACT	107	2.06	1.80	1.05	2.61				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	40848	102
AVG SQFT/RETAIL TENANT	710	20
AVG SQFT/OFFICE WORKER	245	60
AVG % OFFICE OCCUPANCY	96.8	106
AVG % RETAIL OCCUPANCY	64.4	22
AVG $ RATE YR-END RENT	10.00	1
RENTABLE/GROSS SQFT	.95	105

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	106
PAYROLL	.05	52
CONTRACT	.60	105
SUP/MAT/MISC	.02	34
TRASH REMOVAL	.01	17
REPR/MAINT TOTAL	1.26	108
PAYROLL	.43	60
ELEVATOR	.09	91
HVAC	.26	103
ELECTRICAL	.05	100
STRUCT/ROOF	.11	103
PLUMBING	.02	98
FIRE/LIFE SFTY	.03	86
OTHER MAINT/SUP	.21	101

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.13	107
ELECTRICAL	.72	105
GAS	.25	64
FUEL OIL	.05	30
PURCH STEAM	.58	30
PURCH CH WTR		
COAL	.05	3
WATER/SEWER	.06	96
RDS/GNDS/SEC TOTAL	.15	91
RDS/GNDS TOTAL	.09	89
RDS/GNDS PAYRL	.02	49
RDS/GNDS CONTR	.06	86
RDS/GNDS OTHER	.01	27

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.17	50
SEC PAYROLL	.02	34
SEC CONTRACTS	.13	35
SEC OTHER	.00	8
ADMIN TOTAL	.30	107
PAYROLL	.19	91
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.25	33
OTHER ADM EXP	.10	51

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.87	27
REAL ESTATE TAX	.81	24
BUILDING INS	.04	27
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.64	92
CLEANING	.05	52
REPAIR/MAINT	.43	60
RDS/GROUNDS	.02	49
SECURITY	.02	34
ADMINISTRATIVE	.19	91
TOTAL CONTRACTS	1.80	107
CLEANING	.60	105
REPAIR/MAINT	.81	107
RDS/GROUNDS	.06	86
SECURITY	.13	35
ADMINISTRATIVE	.13	15

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	15 BLDS	2,895,438 SQ. FT.				2,488,663 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					13.64	13.68		
RETAIL AREA									
OTHER AREA	1	5.25	5.25						
TOTAL RENT	2	13.38	13.47						
MISCELLANEOUS									
TOTAL INCOME	2	13.38	13.47						
EXPENSE									
CLEANING	15	.82	.85	.70	1.01	.88	.87	.74	1.13
REPAIR-MAINT	15	.90	.77	.64	1.13	.98	.79	.66	1.13
UTILITIES	15	1.48	1.36	1.22	1.66	1.60	1.46	1.24	1.81
RDS/GRNDS/SEC	15	.17	.12	.05	.44	.17	.12	.05	.44
ADMINISTRATIVE	14	.12	.12	.07	.15	.12	.12	.07	.15
TOTAL OPER EXP	15	3.49	3.47	3.19	3.97	3.78	3.69	3.19	4.14
FIXED EXPENSES	1	1.28	1.28			1.28	1.28		
TOTAL OPER + FIX	15	3.50	3.54	3.25	4.02	3.99	3.79	3.28	4.14
LEASING EXP -									
TOTAL PAYROLL	15	.65	.51	.34	.62				
TOTAL CONTRACT	15	1.33	1.48	1.03	1.81				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	21517	14
AVG SQFT/RETAIL TENANT	22068	4
AVG SQFT/OFFICE WORKER	275	15
AVG % OFFICE OCCUPANCY	98.9	15
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	11.77	3
RENTABLE/GROSS SQFT	.63	15

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.85**	**15**
PAYROLL	.01	12
CONTRACT	.82	15
SUP/MAT/MISC		
TRASH REMOVAL	.03	8
REPR/MAINT TOTAL	**.77**	**15**
PAYROLL	.40	15
ELEVATOR	.08	15
HVAC	.12	15
ELECTRICAL	.05	15
STRUCT/ROOF	.07	14
PLUMBING	.02	14
FIRE/LIFE SFTY	.01	14
OTHER MAINT/SUP	.06	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.36**	**15**
ELECTRICAL	1.36	15
GAS		
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	2
RDS/GNDS/SEC TOTAL	**.12**	**15**
RDS/GNDS TOTAL	.05	14
RDS/GNDS PAYRL	.01	11
RDS/GNDS CONTR	.05	13
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.20	11
SEC PAYROLL	.01	10
SEC CONTRACTS	.31	10
SEC OTHER		
ADMIN TOTAL	**.12**	**14**
PAYROLL	.12	13
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.05	1
OTHER ADM EXP	.08	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.28**	**1**
REAL ESTATE TAX	1.22	1
BUILDING INS	.05	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.51**	**15**
CLEANING	.01	12
REPAIR/MAINT	.40	15
RDS/GROUNDS	.01	11
SECURITY	.01	10
ADMINISTRATIVE	.12	13
TOTAL CONTRACTS	**1.48**	**15**
CLEANING	.82	15
REPAIR/MAINT	.41	15
RDS/GROUNDS	.05	13
SECURITY	.31	10
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	152,718 SQ. FT.				152,718 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					13.88	13.88		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	13.88	13.88						
MISCELLANEOUS									
TOTAL INCOME	1	13.88	13.88						
EXPENSE									
CLEANING	4	.77	.76	.64	.87	.77	.76	.64	.87
REPAIR-MAINT	4	.82	.66	.64	.99	.82	.66	.64	.99
UTILITIES	4	1.49	1.29	1.21	1.79	1.49	1.29	1.21	1.79
RDS/GRNDS/SEC	4	.28	.19	.09	.47	.28	.19	.09	.47
ADMINISTRATIVE	4	.11	.13	.08	.15	.11	.13	.08	.15
TOTAL OPER EXP	4	3.46	3.52	2.94	3.99	3.46	3.52	2.94	3.99
FIXED EXPENSES	1	1.28	1.28			1.28	1.28		
TOTAL OPER + FIX	4	3.74	3.94	3.52	4.04	3.99	3.94	3.52	4.04
LEASING EXP									
TOTAL PAYROLL	4	.31	.32	.21	.43				
TOTAL CONTRACT	4	1.65	1.52	1.23	2.03				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	12727	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	263	4
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.79	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.76**	**4**
PAYROLL	.01	3
CONTRACT	.74	4
SUP/MAT/MISC		
TRASH REMOVAL	.02	1
REPR/MAINT TOTAL	**.66**	**4**
PAYROLL	.19	4
ELEVATOR	.05	4
HVAC	.34	4
ELECTRICAL	.07	4
STRUCT/ROOF	.07	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.02	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.29**	**4**
ELECTRICAL	1.29	4
GAS		
FUEL OIL		
PURCH STEAM	—	
PURCH CH WTR		
COAL		
WATER/SEWER	.03	1
RDS/GNDS/SEC TOTAL	**.19**	**4**
RDS/GNDS TOTAL	.19	4
RDS/GNDS PAYRL	.00	3
RDS/GNDS CONTR	.19	4
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.22	2
SEC PAYROLL	.01	2
SEC CONTRACTS	.43	1
SEC OTHER		
ADMIN TOTAL	**.13**	**4**
PAYROLL	.11	4
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.05	1
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**1.28**	**1**
REAL ESTATE TAX	1.22	1
BUILDING INS	.05	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.32**	**4**
CLEANING	.01	3
REPAIR/MAINT	.19	4
RDS/GROUNDS	.00	3
SECURITY	.01	2
ADMINISTRATIVE	.11	4
TOTAL CONTRACTS	**1.52**	**4**
CLEANING	.74	4
REPAIR/MAINT	.59	4
RDS/GROUNDS	.19	4
SECURITY	.43	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	532,410 SQ. FT.				519,246 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.92	1.01	.78	1.09	.95	1.05	.80	1.13
REPAIR-MAINT	4	.91	.93	.71	1.13	.94	.94	.74	1.13
UTILITIES	4	1.44	1.44	1.33	1.54	1.48	1.46	1.33	1.62
RDS/GRNDS/SEC	4	.21	.23	.07	.39	.21	.23	.07	.39
ADMINISTRATIVE	3	.11	.09			.11	.09		
TOTAL OPER EXP	4	3.57	3.51	3.33	3.89	3.66	3.69	3.46	3.94
FIXED EXPENSES									
TOTAL OPER + FIX	4	3.57	3.51	3.33	3.89	3.70	3.69	3.46	3.94
LEASING EXP									
TOTAL PAYROLL	4	.54	.53	.50	.59				
TOTAL CONTRACT	4	1.60	1.48	1.33	1.96				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17308	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	278	4
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	10.00	1
RENTABLE/GROSS SQFT	.88	4

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.01	4	**UTILITIES TOTAL**	1.44	4	SECURITY TOTAL	.31	3	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	.53	4
PAYROLL	.02	3	ELECTRICAL	1.44	4	SEC PAYROLL	.01	2	REAL ESTATE TAX			CLEANING	.02	3
CONTRACT	.94	4	GAS			SEC CONTRACTS	.31	3	BUILDING INS			REPAIR/MAINT	.45	4
SUP/MAT/MISC			FUEL OIL	.00	1	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.01	3
TRASH REMOVAL	.03	2	PURCH STEAM			**ADMIN TOTAL**	.09	3	OTHER TAX			SECURITY	.01	2
REPR/MAINT TOTAL	.93	4	PURCH CH WTR			PAYROLL	.09	3	**LEASING EXPENSES**			ADMINISTRATIVE	.09	3
PAYROLL	.45	4	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.48	4
ELEVATOR	.06	4	WATER/SEWER	.01	1	LEGAL FEES			COMM/FEES			CLEANING	.94	4
HVAC	.09	4	**RDS/GNDS/SEC TOTAL**	.23	4	AUDIT FEES			TENANT ALTS			REPAIR/MAINT	.52	4
ELECTRICAL	.06	4	RDS/GNDS TOTAL	.03	4	GEN OFC EXP			BUY-OUTS			RDS/GROUNDS	.03	3
STRUCT/ROOF	.09	4	RDS/GNDS PAYRL	.01	3	OTHER ADM EXP						SECURITY	.31	3
PLUMBING	.02	4	RDS/GNDS CONTR	.03	3							ADMINISTRATIVE		
FIRE/LIFE SFTY	.03	3	RDS/GNDS OTHER											
OTHER MAINT/SUP														

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	541,245 SQ. FT.				512,347 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.82	.79			.86	.87		
REPAIR-MAINT	3	.69	.84			.73	.94		
UTILITIES	3	1.54	1.46			1.63	1.49		
RDS/GRNDS/SEC	3	.11	.14			.11	.14		
ADMINISTRATIVE	3	.21	.08			.21	.08		
TOTAL OPER EXP	3	3.37	3.57			3.56	4.02		
FIXED EXPENSES									
TOTAL OPER + FIX	3	3.37	3.57			3.67	4.02		
LEASING EXP									
TOTAL PAYROLL	3	.42	.42						
TOTAL CONTRACT	3	1.27	1.08						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	128087	3
AVG SQFT/RETAIL TENANT	2044	1
AVG SQFT/OFFICE WORKER	231	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	10.00	1
RENTABLE/GROSS SQFT	.80	3

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.79	3	**UTILITIES TOTAL**	1.45	3	SECURITY TOTAL	.00	2	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	.42	3
PAYROLL	.01	2	ELECTRICAL	1.46	3	SEC PAYROLL	.00	2	REAL ESTATE TAX			CLEANING	.01	2
CONTRACT	.79	3	GAS			SEC CONTRACTS			BUILDING INS			REPAIR/MAINT	.47	2
SUP/MAT/MISC			FUEL OIL	.00	1	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.03	2
TRASH REMOVAL	.05	2	PURCH STEAM			**ADMIN TOTAL**	.08	3	OTHER TAX			SECURITY	.00	2
REPR/MAINT TOTAL	.84	3	PURCH CH WTR			PAYROLL	.08	3	**LEASING EXPENSES**			ADMINISTRATIVE	.08	3
PAYROLL	.47	2	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.08	3
ELEVATOR	.04	3	WATER/SEWER	.01	1	LEGAL FEES			COMM/FEES			CLEANING	.79	3
HVAC	.11	3	**RDS/GNDS/SEC TOTAL**	.14	3	AUDIT FEES			TENANT ALTS			REPAIR/MAINT	.30	3
ELECTRICAL	.02	3	RDS/GNDS TOTAL	.13	3	GEN OFC EXP			BUY-OUTS			RDS/GROUNDS	.08	3
STRUCT/ROOF	.02	3	RDS/GNDS PAYRL	.03	2	OTHER ADM EXP	.30	1				SECURITY		
PLUMBING	.01	3	RDS/GNDS CONTR	.08	3							ADMINISTRATIVE		
FIRE/LIFE SFTY	.05	3	RDS/GNDS OTHER											
OTHER MAINT/SUP	.22	1												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

All Electric Buildings

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	541,245 SQ. FT.				512,347 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.82	.79			.86	.87		
REPAIR-MAINT	3	.69	.84			.73	.94		
UTILITIES	3	1.54	1.46			1.63	1.49		
RDS/GRNDS/SEC	3	.11	.14			.11	.14		
ADMINISTRATIVE	3	.21	.08			.21	.08		
TOTAL OPER EXP	3	3.37	3.57			3.56	4.02		
FIXED EXPENSES									
TOTAL OPER+FIX	3	3.37	3.57			3.67	4.02		
LEASING EXP									
TOTAL PAYROLL	3	.42	.42						
TOTAL CONTRACT	3	1.27	1.08						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	128087	3
AVG SQFT/RETAIL TENANT	2044	1
AVG SQFT/OFFICE WORKER	231	2
AVG % OFFICE OCCUPANCY	100.0	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	10.00	1
RENTABLE/GROSS SQFT	.80	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.79**	**3**
PAYROLL	.01	2
CONTRACT	.79	3
SUP/MAT/MISC		
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	**.84**	**3**
PAYROLL	.47	2
ELEVATOR	.04	3
HVAC	.11	3
ELECTRICAL	.02	3
STRUCT/ROOF	.02	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.05	3
OTHER MAINT/SUP	.22	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.46**	**3**
ELECTRICAL	1.46	3
GAS		
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.01	1
RDS/GNDS/SEC TOTAL	**.14**	**3**
RDS/GNDS TOTAL	.13	3
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.08	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.00	2
SEC PAYROLL	.00	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	**.08**	**3**
PAYROLL	.08	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.30	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.42**	**3**
CLEANING	.01	2
REPAIR/MAINT	.47	2
RDS/GROUNDS	.03	2
SECURITY	.00	2
ADMINISTRATIVE	.08	3
TOTAL CONTRACTS	**1.08**	**3**
CLEANING	.79	3
REPAIR/MAINT	.30	3
RDS/GROUNDS	.08	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Canada Government Sector: National Cross-Tabulations

Location/Size Analyses

Location/Size Analysis

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	126 BLDS	20,165,042 SQ. FT.				18,264,790 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	41					13.27	11.33	9.76	13.00
RETAIL AREA	4	12.89	12.32	7.93	15.43				
OTHER AREA	20	3.78	9.15	3.66	12.28				
TOTAL RENT	42	10.53	10.56	8.72	12.21				
MISCELLANEOUS	1	.59	.59						
TOTAL INCOME	42	10.62	10.56	8.72	12.21				
EXPENSE									
CLEANING	124	.85	.79	.57	1.07	.93	.85	.61	1.15
REPAIR-MAINT	126	1.34	1.14	.79	1.72	1.48	1.26	.84	1.84
UTILITIES	125	1.46	1.22	.90	1.56	1.61	1.33	1.01	1.73
RDS/GRNDS/SEC	110	.22	.13	.05	.36	.22	.13	.05	.36
ADMINISTRATIVE	124	.35	.24	.14	.46	.35	.24	.14	.46
TOTAL OPER EXP	126	4.16	3.85	3.05	5.01	4.58	4.12	3.34	5.36
FIXED EXPENSES	32	1.36	.95	.61	1.24	1.36	.95	.61	1.24
TOTAL OPER+FIX	126	4.27	4.10	3.31	5.12	5.20	4.48	3.51	5.53
LEASING EXP	4	.10	.01	.00	.37				
TOTAL PAYROLL	111	.95	.64	.39	1.22				
TOTAL CONTRACT	125	1.73	1.53	1.02	2.29				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	35977	118
AVG SQFT/RETAIL TENANT	3434	26
AVG SQFT/OFFICE WORKER	254	81
AVG % OFFICE OCCUPANCY	97.1	123
AVG % RETAIL OCCUPANCY	89.6	28
AVG $ RATE YR-END RENT	12.99	8
RENTABLE/GROSS SQFT	.85	117

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.79**	**124**
PAYROLL	.05	68
CONTRACT	.66	123
SUP/MAT/MISC	.02	40
TRASH REMOVAL	.02	30
REPR/MAINT TOTAL	**1.14**	**125**
PAYROLL	.47	84
ELEVATOR	.09	112
HVAC	.20	121
ELECTRICAL	.05	120
STRUCT/ROOF	.10	114
PLUMBING	.02	106
FIRE/LIFE SFTY	.02	105
OTHER MAINT/SUP	.18	103

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.22**	**124**
ELECTRICAL	.81	123
GAS	.25	59
FUEL OIL	.11	42
PURCH STEAM	.52	30
PURCH CH WTR	.00	1
COAL	.05	3
WATER/SEWER	.05	95
RDS/GNDS/SEC TOTAL	**.13**	**110**
RDS/GNDS TOTAL	.08	107
RDS/GNDS PAYRL	.01	57
RDS/GNDS CONTR	.06	99
RDS/GNDS OTHER	.01	29

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.08	66
SEC PAYROLL	.01	41
SEC CONTRACTS	.07	47
SEC OTHER	.00	11
ADMIN TOTAL	**.25**	**123**
PAYROLL	.18	103
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.22	40
OTHER ADM EXP	.08	52

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.95**	**30**
REAL ESTATE TAX	.92	27
BUILDING INS	.05	29
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	**.01**	**4**
ADV/PROMOTION		
COMM/FEES	.72	1
TENANT ALTS	.00	3
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.64**	**111**
CLEANING	.05	68
REPAIR/MAINT	.47	84
RDS/GROUNDS	.01	57
SECURITY	.01	41
ADMINISTRATIVE	.18	103
TOTAL CONTRACTS	**1.53**	**125**
CLEANING	.66	123
REPAIR/MAINT	.63	122
RDS/GROUNDS	.06	99
SECURITY	.05	48
ADMINISTRATIVE	.13	12

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	38 BLDS	1,174,807 SQ. FT.				1,114,988 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	23					10.91	10.56	8.85	12.10
RETAIL AREA									
OTHER AREA	11	5.51	11.58	8.70	14.15				
TOTAL RENT	23	10.65	10.55	8.63	12.09				
MISCELLANEOUS									
TOTAL INCOME	23	10.65	10.55	8.63	12.09				
EXPENSE									
CLEANING	38	.98	.84	.59	1.25	1.04	.88	.59	1.36
REPAIR-MAINT	38	1.18	1.02	.67	1.56	1.24	1.07	.68	1.61
UTILITIES	38	1.11	1.01	.75	1.40	1.17	1.10	.79	1.43
RDS/GRNDS/SEC	36	.23	.14	.07	.28	.23	.14	.07	.28
ADMINISTRATIVE	38	.43	.39	.15	.50	.43	.39	.15	.50
TOTAL OPER EXP	38	3.90	3.79	2.95	4.44	4.11	3.91	3.10	4.79
FIXED EXPENSES	23	.86	.94	.34	1.20	.86	.94	.34	1.20
TOTAL OPER+FIX	38	4.38	4.14	3.57	5.07	4.18	4.38	3.91	5.08
LEASING EXP									
TOTAL PAYROLL	32	1.00	.65	.39	1.16				
TOTAL CONTRACT	38	1.69	1.24	.77	2.57				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8552	37
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	328	28
AVG % OFFICE OCCUPANCY	98.0	37
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.90	36

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.84**	**38**
PAYROLL	.06	22
CONTRACT	.63	38
SUP/MAT/MISC	.02	15
TRASH REMOVAL	.02	4
REPR/MAINT TOTAL	**1.02**	**38**
PAYROLL	.39	29
ELEVATOR	.06	27
HVAC	.11	38
ELECTRICAL	.04	35
STRUCT/ROOF	.08	37
PLUMBING	.02	33
FIRE/LIFE SFTY	.02	26
OTHER MAINT/SUP	.17	34

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.01**	**38**
ELECTRICAL	.62	38
GAS	.27	21
FUEL OIL	.42	12
PURCH STEAM	.54	2
PURCH CH WTR		
COAL	.05	2
WATER/SEWER	.05	32
RDS/GNDS/SEC TOTAL	**.14**	**36**
RDS/GNDS TOTAL	.13	35
RDS/GNDS PAYRL	.01	19
RDS/GNDS CONTR	.13	33
RDS/GNDS OTHER	.01	8

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.03	19
SEC PAYROLL	.00	9
SEC CONTRACTS	.03	14
SEC OTHER	.00	7
ADMIN TOTAL	**.39**	**38**
PAYROLL	.15	32
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.25	25
OTHER ADM EXP	.15	10

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.95**	**22**
REAL ESTATE TAX	.92	19
BUILDING INS	.04	22
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.65**	**32**
CLEANING	.06	22
REPAIR/MAINT	.39	29
RDS/GROUNDS	.01	19
SECURITY	.00	9
ADMINISTRATIVE	.15	32
TOTAL CONTRACTS	**1.24**	**38**
CLEANING	.63	38
REPAIR/MAINT	.36	38
RDS/GROUNDS	.13	33
SECURITY	.03	14
ADMINISTRATIVE	.17	5

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	19 BLDS	1,419,143 SQ. FT.				1,285,181 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					10.65	10.64	9.37	13.00
RETAIL AREA	1	5.38	5.38						
OTHER AREA	4	3.18	5.48	2.72	7.32				
TOTAL RENT	8	9.85	9.47	8.87	11.51				
MISCELLANEOUS									
TOTAL INCOME	8	9.85	9.47	8.87	11.51				
EXPENSE									
CLEANING	18	1.06	.86	.65	1.38	1.17	.88	.71	1.60
REPAIR-MAINT	19	1.48	1.15	.65	1.95	1.63	1.35	.75	2.27
UTILITIES	19	1.28	1.23	.91	1.74	1.41	1.60	1.01	1.79
RDS/GRNDS/SEC	15	.48	.11	.03	.49	.48	.11	.03	.49
ADMINISTRATIVE	19	.51	.22	.13	.77	.51	.22	.13	.77
TOTAL OPER EXP	19	4.63	4.42	3.20	5.67	5.11	4.96	3.53	6.60
FIXED EXPENSES	4	1.17	.91	.67	1.62	1.17	.91	.67	1.62
TOTAL OPER+FIX	19	4.85	4.42	3.35	5.67	5.25	4.96	4.10	6.60
LEASING EXP	1	.72	.72						
TOTAL PAYROLL	17	1.30	.63	.41	1.45				
TOTAL CONTRACT	18	2.12	1.95	1.02	2.95				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13175	18
AVG SQFT/RETAIL TENANT	1308	2
AVG SQFT/OFFICE WORKER	238	12
AVG % OFFICE OCCUPANCY	96.3	19
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	14.88	4
RENTABLE/GROSS SQFT	.94	16

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.86	18	**UTILITIES TOTAL**	1.23	19	SECURITY TOTAL	.38	10	**FIXED EXP TOTAL**	.73	3	**TOTAL PAYROLL**	.63	17
PAYROLL	.02	9	ELECTRICAL	.91	18	SEC PAYROLL	.03	5	REAL ESTATE TAX	.70	3	CLEANING	.02	9
CONTRACT	.79	18	GAS	.25	13	SEC CONTRACTS	.37	8	BUILDING INS	.04	3	REPAIR/MAINT	.51	13
SUP/MAT/MISC	.02	4	FUEL OIL	.11	4	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.00	6
TRASH REMOVAL	.01	3	PURCH STEAM	.72	1	**ADMIN TOTAL**	.22	19	OTHER TAX			SECURITY	.03	5
REPR/MAINT TOTAL	1.15	19	PURCH CH WTR			PAYROLL	.26	14	**LEASING EXPENSES**	.72	1	ADMINISTRATIVE	.26	14
PAYROLL	.51	13	COAL	.05	1	MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.95	18
ELEVATOR	.11	18	WATER/SEWER	.05	14	LEGAL FEES			COMM/FEES	.72	1	CLEANING	.79	18
HVAC	.20	17	**RDS/GNDS/SEC TOTAL**	.11	15	AUDIT FEES			TENANT ALTS			REPAIR/MAINT	.67	17
ELECTRICAL	.05	18	RDS/GNDS TOTAL	.06	15	GEN OFC EXP	.15	4	BUY-OUTS			RDS/GROUNDS	.06	14
STRUCT/ROOF	.10	15	RDS/GNDS PAYRL	.00	6	OTHER ADM EXP	.17	10				SECURITY	.37	8
PLUMBING	.02	14	RDS/GNDS CONTR	.06	14							ADMINISTRATIVE	.22	1
FIRE/LIFE SFTY	.03	16	RDS/GNDS OTHER	.02	5									
OTHER MAINT/SUP	.21	15												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	40 BLDS	6,585,871 SQ. FT.				5,970,350 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					15.85	14.73	11.57	17.42
RETAIL AREA	3	13.84	14.15						
OTHER AREA	3	3.89	9.15						
TOTAL RENT	8	13.93	11.68	10.47	16.39				
MISCELLANEOUS									
TOTAL INCOME	8	13.93	11.68	10.47	16.39				
EXPENSE									
CLEANING	39	.86	.73	.56	1.07	.95	.80	.59	1.12
REPAIR-MAINT	40	1.39	1.42	.96	1.74	1.53	1.50	1.07	1.88
UTILITIES	39	1.37	1.32	1.07	1.54	1.51	1.38	1.19	1.79
RDS/GRNDS/SEC	34	.24	.15	.04	.47	.24	.15	.04	.47
ADMINISTRATIVE	39	.40	.24	.11	.45	.40	.24	.11	.45
TOTAL OPER EXP	40	4.17	3.87	3.34	4.66	4.59	4.36	3.57	5.16
FIXED EXPENSES	5	1.82	1.05	.52	3.32	1.82	1.05	.52	3.32
TOTAL OPER+FIX	40	4.40	4.15	3.42	4.83	5.98	4.58	3.69	5.43
LEASING EXP	3	.01	.00						
TOTAL PAYROLL	35	1.04	.73	.48	1.23				
TOTAL CONTRACT	40	1.66	1.55	1.13	2.26				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36754	35
AVG SQFT/RETAIL TENANT	1946	8
AVG SQFT/OFFICE WORKER	221	22
AVG % OFFICE OCCUPANCY	96.6	38
AVG % RETAIL OCCUPANCY	89.2	9
AVG $ RATE YR-END RENT	10.00	1
RENTABLE/GROSS SQFT	.91	36

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.73	39	**UTILITIES TOTAL**	1.32	38	SECURITY TOTAL	.26	21	**FIXED EXP TOTAL**	1.05	5	**TOTAL PAYROLL**	.73	35
PAYROLL	.11	21	ELECTRICAL	1.00	38	SEC PAYROLL	.02	12	REAL ESTATE TAX	.98	5	CLEANING	.11	21
CONTRACT	.59	38	GAS	.24	18	SEC CONTRACTS	.27	18	BUILDING INS	.05	4	REPAIR/MAINT	.50	24
SUP/MAT/MISC	.01	10	FUEL OIL	.03	17	SEC OTHER	.00	4	PERS PROP TAX			RDS/GROUNDS	.02	17
TRASH REMOVAL	.04	8	PURCH STEAM	.52	11	**ADMIN TOTAL**	.25	38	OTHER TAX			SECURITY	.02	12
REPR/MAINT TOTAL	1.42	39	PURCH CH WTR	.00	1	PAYROLL	.26	33	**LEASING EXPENSES**	.00	3	ADMINISTRATIVE	.26	33
PAYROLL	.50	24	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.55	40
ELEVATOR	.11	38	WATER/SEWER	.05	29	LEGAL FEES			COMM/FEES			CLEANING	.59	38
HVAC	.27	37	**RDS/GNDS/SEC TOTAL**	.15	34	AUDIT FEES			TENANT ALTS	.00	3	REPAIR/MAINT	.87	39
ELECTRICAL	.05	38	RDS/GNDS TOTAL	.06	33	GEN OFC EXP	.05	10	BUY-OUTS			RDS/GROUNDS	.03	29
STRUCT/ROOF	.11	36	RDS/GNDS PAYRL	.02	17	OTHER ADM EXP	.03	19				SECURITY	.26	19
PLUMBING	.02	32	RDS/GNDS CONTR	.03	29							ADMINISTRATIVE	.11	5
FIRE/LIFE SFTY	.02	34	RDS/GNDS OTHER	.01	7									
OTHER MAINT/SUP	.18	32												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

DOWNTOWN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	3,700,887 SQ. FT.				3,348,356 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	1.57	1.57						
MISCELLANEOUS	1	.59	.59						
TOTAL INCOME	1	2.16	2.16						
EXPENSE									
CLEANING	10	.61	.61	.30	.87	.68	.70	.31	1.01
REPAIR-MAINT	10	1.62	1.18	.83	2.36	1.79	1.40	.98	2.58
UTILITIES	10	1.41	1.22	.88	1.42	1.53	1.32	.97	1.59
RDS/GRNDS/SEC	7	.18	.13	.01	.44	.18	.13	.01	.44
ADMINISTRATIVE	9	.45	.20	.16	.65	.45	.20	.16	.65
TOTAL OPER EXP	10	4.18	3.16	2.87	5.13	4.59	3.39	3.04	5.91
FIXED EXPENSES									
TOTAL OPER+FIX	10	4.18	3.16	2.87	5.13	4.58	3.39	3.04	5.91
LEASING EXP									
TOTAL PAYROLL	9	.62	.50	.19	1.17				
TOTAL CONTRACT	10	2.11	1.59	1.38	2.84				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	64948	9
AVG SQFT/RETAIL TENANT	11919	2
AVG SQFT/OFFICE WORKER	275	4
AVG % OFFICE OCCUPANCY	97.6	10
AVG % RETAIL OCCUPANCY	91.2	3
AVG $ RATE YR-END RENT	10.00	1
RENTABLE/GROSS SQFT	.91	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.61	10
PAYROLL	.01	3
CONTRACT	.61	10
SUP/MAT/MISC	.02	2
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	1.18	10
PAYROLL	.47	3
ELEVATOR	.22	10
HVAC	.27	10
ELECTRICAL	.06	10
STRUCT/ROOF	.11	9
PLUMBING	.03	10
FIRE/LIFE SFTY	.03	10
OTHER MAINT/SUP	.30	7

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.22	10
ELECTRICAL	.79	10
GAS	.19	4
FUEL OIL	.00	6
PURCH STEAM	.34	4
PURCH CH WTR		
COAL		
WATER/SEWER	.05	7
RDS/GNDS/SEC TOTAL	.13	7
RDS/GNDS TOTAL	.07	6
RDS/GNDS PAYRL	.09	2
RDS/GNDS CONTR	.02	5
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.44	3
SEC PAYROLL	.01	2
SEC CONTRACTS	.43	3
SEC OTHER		
ADMIN TOTAL	.20	9
PAYROLL	.19	8
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.00	1
OTHER ADM EXP	.02	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.50	9
CLEANING	.01	3
REPAIR/MAINT	.47	3
RDS/GROUNDS	.09	2
SECURITY	.01	2
ADMINISTRATIVE	.19	8
TOTAL CONTRACTS	1.59	10
CLEANING	.61	10
REPAIR/MAINT	1.06	9
RDS/GROUNDS	.02	5
SECURITY	.43	3
ADMINISTRATIVE	.14	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	4,915,146 SQ. FT.				4,401,029 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	.68	.62	.33	1.07	.76	.69	.38	1.21
REPAIR-MAINT	6	1.11	.87	.71	1.75	1.24	.97	.78	2.02
UTILITIES	6	1.48	1.56	.91	2.01	1.65	1.81	.95	2.36
RDS/GRNDS/SEC	5	.05	.02	.00	.12	.05	.02	.00	.12
ADMINISTRATIVE	6	.27	.10	.05	.80	.27	.10	.05	.80
TOTAL OPER EXP	6	3.58	3.34	2.20	5.37	4.00	3.63	2.52	6.32
FIXED EXPENSES									
TOTAL OPER+FIX	6	3.58	3.34	2.20	5.37	4.16	3.63	2.52	6.32
LEASING EXP									
TOTAL PAYROLL	5	.57	.51	.07	1.14				
TOTAL CONTRACT	6	1.60	1.20	1.05	2.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	106004	6
AVG SQFT/RETAIL TENANT	2358	3
AVG SQFT/OFFICE WORKER	297	2
AVG % OFFICE OCCUPANCY	96.3	6
AVG % RETAIL OCCUPANCY	65.6	3
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.75	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.62	6
PAYROLL	.01	2
CONTRACT	.60	6
SUP/MAT/MISC		
TRASH REMOVAL	.02	2
REPR/MAINT TOTAL	.87	6
PAYROLL	.56	2
ELEVATOR	.16	6
HVAC	.19	6
ELECTRICAL	.04	6
STRUCT/ROOF	.10	6
PLUMBING	.02	6
FIRE/LIFE SFTY	.01	6
OTHER MAINT/SUP	.22	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.56	6
ELECTRICAL	1.05	6
GAS	.10	3
FUEL OIL	.00	1
PURCH STEAM	.38	3
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.02	5
RDS/GNDS TOTAL	.02	5
RDS/GNDS PAYRL	.01	2
RDS/GNDS CONTR	.02	5
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.00	2
SEC PAYROLL	.00	2
SEC CONTRACTS	.00	2
SEC OTHER		
ADMIN TOTAL	.10	6
PAYROLL	.13	5
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.02	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.51	5
CLEANING	.01	2
REPAIR/MAINT	.56	2
RDS/GROUNDS	.01	2
SECURITY	.00	2
ADMINISTRATIVE	.13	5
TOTAL CONTRACTS	1.20	6
CLEANING	.60	6
REPAIR/MAINT	.71	6
RDS/GROUNDS	.02	5
SECURITY	.00	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	4,829,663 SQ. FT.				4,385,497 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					10.64	10.71		
RETAIL AREA									
OTHER AREA	2	13.03	15.05						
TOTAL RENT	2	10.91	10.81						
MISCELLANEOUS									
TOTAL INCOME	2	10.91	10.81						
EXPENSE									
CLEANING	26	.59	.64	.46	1.14	.65	.67	.53	1.19
REPAIR-MAINT	26	1.64	1.48	.96	2.07	1.80	1.67	1.01	2.43
UTILITIES	26	1.60	1.24	1.11	2.01	1.76	1.36	1.15	2.14
RDS/GRNDS/SEC	21	.09	.13	.02	.38	.09	.13	.02	.38
ADMINISTRATIVE	25	.31	.27	.17	.49	.31	.27	.17	.49
TOTAL OPER EXP	26	4.20	4.04	3.53	5.65	4.63	4.32	3.66	6.65
FIXED EXPENSES	2	.79	.76			.79	.76		
TOTAL OPER+FIX	26	4.21	4.17	3.55	5.65	3.96	4.59	3.74	6.65
LEASING EXP									
TOTAL PAYROLL	20	.33	.56	.19	.91				
TOTAL CONTRACT	26	2.21	2.35	1.36	3.20				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	83569	24
AVG SQFT/RETAIL TENANT	2406	2
AVG SQFT/OFFICE WORKER	261	8
AVG % OFFICE OCCUPANCY	98.4	25
AVG % RETAIL OCCUPANCY	100.0	2
AVG $ RATE YR-END RENT	10.00	1
RENTABLE/GROSS SQFT	.97	26

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.64	26
PAYROLL	.05	7
CONTRACT	.58	26
SUP/MAT/MISC	.04	2
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	1.48	26
PAYROLL	.54	8
ELEVATOR	.15	22
HVAC	.40	25
ELECTRICAL	.07	24
STRUCT/ROOF	.19	24
PLUMBING	.02	25
FIRE/LIFE SFTY	.05	23
OTHER MAINT/SUP	.31	24

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.24	26
ELECTRICAL	.97	25
GAS	.24	20
FUEL OIL	.02	6
PURCH STEAM	.65	5
PURCH CH WTR		
COAL		
WATER/SEWER	.06	23
RDS/GNDS/SEC TOTAL	.13	21
RDS/GNDS TOTAL	.10	21
RDS/GNDS PAYRL	.04	7
RDS/GNDS CONTR	.08	21
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.32	6
SEC PAYROLL	.01	5
SEC CONTRACTS	.50	4
SEC OTHER		
ADMIN TOTAL	.27	25
PAYROLL	.22	19
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.24	3
OTHER ADM EXP	.15	19

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.76	2
REAL ESTATE TAX	.72	2
BUILDING INS	.04	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.56	20
CLEANING	.05	7
REPAIR/MAINT	.54	8
RDS/GROUNDS	.04	7
SECURITY	.01	5
ADMINISTRATIVE	.22	19
TOTAL CONTRACTS	2.35	26
CLEANING	.58	26
REPAIR/MAINT	1.12	26
RDS/GROUNDS	.08	21
SECURITY	.50	4
ADMINISTRATIVE	.16	6

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	10 BLDS	261,413 SQ. FT.				250,961 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	2					10.84	10.71		
RETAIL AREA									
OTHER AREA	2	13.03	15.05						
TOTAL RENT	2	10.91	10.81						
MISCELLANEOUS									
TOTAL INCOME	2	10.91	10.81						
EXPENSE									
CLEANING	10	1.52	.91	.54	2.84	1.59	.92	.55	3.16
REPAIR-MAINT	10	1.84	1.26	.76	4.03	1.92	1.34	.78	4.31
UTILITIES	10	1.77	1.19	1.10	2.24	1.84	1.26	1.11	2.63
RDS/GRNDS/SEC	9	.29	.19	.07	.56	.29	.19	.07	.56
ADMINISTRATIVE	9	.73	.46	.30	1.04	.73	.46	.30	1.04
TOTAL OPER EXP	10	6.11	5.17	3.47	9.05	6.36	5.19	3.50	9.64
FIXED EXPENSES	2	.79	.76			.79	.76		
TOTAL OPER+FIX	10	6.28	5.17	3.64	9.05	3.96	5.19	3.67	9.64
LEASING EXP									
TOTAL PAYROLL	6	.95	.91	.75	1.54				
TOTAL CONTRACT	10	3.41	2.66	.72	5.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17161	8
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	296	4
AVG % OFFICE OCCUPANCY	95.5	9
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.96	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.91	10
PAYROLL	.07	3
CONTRACT	.80	10
SUP/MAT/MISC	.04	2
TRASH REMOVAL		
REPR/MAINT TOTAL	1.26	10
PAYROLL	.38	4
ELEVATOR	.06	5
HVAC	.40	9
ELECTRICAL	.07	9
STRUCT/ROOF	.25	9
PLUMBING	.04	9
FIRE/LIFE SFTY	.01	8
OTHER MAINT/SUP	.23	10

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.19	10
ELECTRICAL	.76	10
GAS	.38	10
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	9
RDS/GNDS/SEC TOTAL	.19	9
RDS/GNDS TOTAL	.15	9
RDS/GNDS PAYRL	.05	3
RDS/GNDS CONTR	.13	9
RDS/GNDS OTHER	.02	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.42	2
SEC PAYROLL	.00	1
SEC CONTRACTS	.42	2
SEC OTHER		
ADMIN TOTAL	.46	9
PAYROLL	.51	5
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.24	3
OTHER ADM EXP	.25	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.76	2
REAL ESTATE TAX	.72	2
BUILDING INS	.04	2
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.91	6
CLEANING	.07	3
REPAIR/MAINT	.38	4
RDS/GROUNDS	.05	3
SECURITY	.00	1
ADMINISTRATIVE	.51	5
TOTAL CONTRACTS	2.66	10
CLEANING	.80	10
REPAIR/MAINT	1.03	10
RDS/GROUNDS	.13	9
SECURITY	.42	2
ADMINISTRATIVE	1.32	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	217,775 SQ. FT.				193,272 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	1.24	1.11			1.40	1.21		
REPAIR-MAINT	3	2.12	1.50			2.39	1.64		
UTILITIES	3	1.40	1.51			1.57	1.65		
RDS/GRNDS/SEC	2	.69	.69			.69	.69		
ADMINISTRATIVE	3	.20	.22			.20	.22		
TOTAL OPER EXP	3	5.43	5.32			6.12	5.90		
FIXED EXPENSES									
TOTAL OPER + FIX	3	5.43	5.32			6.16	5.90		
LEASING EXP									
TOTAL PAYROLL	2	1.19	1.18						
TOTAL CONTRACT	3	3.09	2.61						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	9128	3
AVG SQFT/RETAIL TENANT	3130	1
AVG SQFT/OFFICE WORKER	340	2
AVG % OFFICE OCCUPANCY	99.2	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.89	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.11	3
PAYROLL	.15	2
CONTRACT	.87	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.50	3
PAYROLL	.72	2
ELEVATOR	.15	3
HVAC	.30	3
ELECTRICAL	.06	2
STRUCT/ROOF	.05	3
PLUMBING	.01	3
FIRE/LIFE SFTY	.12	2
OTHER MAINT/SUP	.13	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.51	3
ELECTRICAL	.97	3
GAS	.36	3
FUEL OIL	.19	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.69	2
RDS/GNDS TOTAL	.12	2
RDS/GNDS PAYRL	.02	2
RDS/GNDS CONTR	.10	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.57	2
SEC PAYROLL	.07	2
SEC CONTRACTS	.50	2
SEC OTHER		
ADMIN TOTAL	.22	3
PAYROLL	.22	2
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.08	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.18	2
CLEANING	.15	2
REPAIR/MAINT	.72	2
RDS/GROUNDS	.02	2
SECURITY	.07	2
ADMINISTRATIVE	.22	2
TOTAL CONTRACTS	2.61	3
CLEANING	.87	3
REPAIR/MAINT	.56	3
RDS/GROUNDS	.10	2
SECURITY	.50	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	7 BLDS	1,422,108 SQ. FT.				1,309,981 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	7	.65	.71	.46	.79	.70	.80	.53	.87
REPAIR-MAINT	7	1.25	1.00	.84	1.94	1.36	1.14	.94	2.17
UTILITIES	7	1.21	1.17	.93	1.46	1.31	1.33	.96	1.49
RDS/GRNDS/SEC	7	.06	.03	.00	.14	.06	.03	.00	.14
ADMINISTRATIVE	7	.36	.21	.08	.52	.36	.21	.08	.52
TOTAL OPER EXP	7	3.52	3.57	2.89	4.03	3.82	4.05	3.35	4.15
FIXED EXPENSES									
TOTAL OPER + FIX	7	3.52	3.57	2.89	4.03	3.86	4.05	3.35	4.15
LEASING EXP									
TOTAL PAYROLL	6	.43	.45	.09	.70				
TOTAL CONTRACT	7	1.77	1.75	1.08	2.60				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	127227	7
AVG SQFT/RETAIL TENANT	2044	1
AVG SQFT/OFFICE WORKER	231	2
AVG % OFFICE OCCUPANCY	97.1	7
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	10.00	1
RENTABLE/GROSS SQFT	.92	7

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	7
PAYROLL	.01	2
CONTRACT	.70	7
SUP/MAT/MISC		
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	1.00	7
PAYROLL	.47	2
ELEVATOR	.08	7
HVAC	.45	7
ELECTRICAL	.04	7
STRUCT/ROOF	.05	6
PLUMBING	.02	7
FIRE/LIFE SFTY	.05	7
OTHER MAINT/SUP	.47	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.17	7
ELECTRICAL	1.20	6
GAS	.16	3
FUEL OIL	.00	2
PURCH STEAM	.65	1
PURCH CH WTR		
COAL		
WATER/SEWER	.03	5
RDS/GNDS/SEC TOTAL	.03	7
RDS/GNDS TOTAL	.03	7
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.03	7
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.00	2
SEC PAYROLL	.00	2
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.21	7
PAYROLL	.12	6
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.16	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.45	6
CLEANING	.01	2
REPAIR/MAINT	.47	2
RDS/GROUNDS	.03	2
SECURITY	.00	2
ADMINISTRATIVE	.12	6
TOTAL CONTRACTS	1.75	7
CLEANING	.70	7
REPAIR/MAINT	.84	7
RDS/GROUNDS	.03	7
SECURITY		
ADMINISTRATIVE	.12	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Location/Size Analysis

SUBURBAN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,932,836 SQ. FT.				1,739,835 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	.46	.45	.37	.52	.51	.53	.41	.58
REPAIR-MAINT	5	1.89	1.82	1.32	2.55	2.10	1.85	1.51	2.91
UTILITIES	5	1.68	1.24	1.11	2.70	1.86	1.37	1.24	3.07
RDS/GRNDS/SEC	2	.05	.04			.05	.04		
ADMINISTRATIVE	5	.22	.18	.15	.33	.22	.18	.15	.33
TOTAL OPER EXP	5	4.26	3.67	3.07	6.04	4.73	3.81	3.50	6.88
FIXED EXPENSES									
TOTAL OPER + FIX	5	4.26	3.67	3.07	6.04	4.91	3.81	3.50	6.88
LEASING EXP									
TOTAL PAYROLL	5	.14	.16	.01	.31				
TOTAL CONTRACT	5	2.41	2.43	1.81	3.02				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	214837	5
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	98.8	5
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	1.00	5

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.45	5
PAYROLL		
CONTRACT	.45	5
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.82	5
PAYROLL		
ELEVATOR	.22	5
HVAC	.41	5
ELECTRICAL	.08	5
STRUCT/ROOF	.24	5
PLUMBING	.04	5
FIRE/LIFE SFTY	.10	5
OTHER MAINT/SUP	.38	5

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.24	5
ELECTRICAL	.97	5
GAS	.14	3
FUEL OIL	.03	2
PURCH STEAM	.84	3
PURCH CH WTR		
COAL		
WATER/SEWER	.06	5
RDS/GNDS/SEC TOTAL	.04	2
RDS/GNDS TOTAL	.04	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.04	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.18	5
PAYROLL	.16	5
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.04	5

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.16	5
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.16	5
TOTAL CONTRACTS	2.43	5
CLEANING	.45	5
REPAIR/MAINT	1.82	5
RDS/GROUNDS	.04	2
SECURITY		
ADMINISTRATIVE	.10	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL RURAL

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	213,101 SQ. FT.				180,454 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					19.43	12.74		
RETAIL AREA									
OTHER AREA	1	1.10	1.10						
TOTAL RENT	3	11.39	10.65						
MISCELLANEOUS									
TOTAL INCOME	3	11.39	10.65						
EXPENSE									
CLEANING	4	.43	.63	.28	.88	.51	.69	.31	1.26
REPAIR-MAINT	4	.62	.56	.48	1.14	.73	.61	.55	1.75
UTILITIES	3	1.43	1.39			1.66	1.61		
RDS/GRNDS/SEC	4	.17	.21	.10	.50	.17	.21	.10	.50
ADMINISTRATIVE	4	2.52	1.54	.75	3.36	2.52	1.54	.75	3.36
TOTAL OPER EXP	4	4.68	4.70	3.72	5.78	5.53	5.49	4.07	8.49
FIXED EXPENSES									
TOTAL OPER + FIX	4	4.68	4.70	3.72	5.78	6.28	5.49	4.07	8.49
LEASING EXP	2	.01	.01						
TOTAL PAYROLL	4	.88	1.03	.68	1.13				
TOTAL CONTRACT	4	2.56	1.89	.93	3.82				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	22557	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	216	1
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.89	1

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.63	4
PAYROLL	.02	4
CONTRACT	.54	3
SUP/MAT/MISC		
TRASH REMOVAL	.16	1
REPR/MAINT TOTAL	.56	4
PAYROLL	.14	3
ELEVATOR	.14	3
HVAC	.10	4
ELECTRICAL	.05	3
STRUCT/ROOF	.10	4
PLUMBING		
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	*.15*	*3*

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.39	3
ELECTRICAL	.79	3
GAS	.61	1
FUEL OIL	.56	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	3
RDS/GNDS/SEC TOTAL	.21	4
RDS/GNDS TOTAL	.21	4
RDS/GNDS PAYRL	.57	1
RDS/GNDS CONTR	.13	4
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.09	1
SEC PAYROLL	.02	1
SEC CONTRACTS	.07	1
SEC OTHER		
ADMIN TOTAL	1.54	4
PAYROLL	.60	4
MGMT FEES	4.54	1
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.26	3
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.01	2
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS	.01	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.03	4
CLEANING	.02	4
REPAIR/MAINT	.14	3
RDS/GROUNDS	.57	1
SECURITY	.02	1
ADMINISTRATIVE	.60	4
TOTAL CONTRACTS	1.89	4
CLEANING	.54	3
REPAIR/MAINT	.38	4
RDS/GROUNDS	.13	4
SECURITY	.07	1
ADMINISTRATIVE	*4.54*	*1*

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Canada Government Sector:
City Analyses

Kelowna Area, BC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	52,677 SQ. FT.				52,380 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.35	8.85		
RETAIL AREA									
OTHER AREA	1	11.43	11.43						
TOTAL RENT	3	9.37	8.85						
MISCELLANEOUS									
TOTAL INCOME	3	9.37	8.85						
EXPENSE									
CLEANING	3	1.18	.93			1.19	.93		
REPAIR-MAINT	3	1.28	1.26			1.29	1.26		
UTILITIES	3	.93	.72			.94	.72		
RDS/GRNDS/SEC	3	.45	.36			.45	.36		
ADMINISTRATIVE	3	.40	.46			.40	.46		
TOTAL OPER EXP	3	4.25	4.11			4.27	4.11		
FIXED EXPENSES	3	1.33	1.04			1.33	1.04		
TOTAL OPER+FIX	3	5.58	5.15			5.60	5.15		
LEASING EXP									
TOTAL PAYROLL	3	1.44	1.20						
TOTAL CONTRACT	3	1.39	1.33						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5341	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	601	3
AVG % OFFICE OCCUPANCY	91.8	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.89	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.93	3
PAYROLL	.09	3
CONTRACT	.81	3
SUP/MAT/MISC	.02	3
TRASH REMOVAL		
REPR/MAINT TOTAL	1.26	3
PAYROLL	.73	3
ELEVATOR	.05	1
HVAC	.10	3
ELECTRICAL	.01	3
STRUCT/ROOF	.14	3
PLUMBING	.06	1
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.25	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.72	3
ELECTRICAL	.35	3
GAS	.32	2
FUEL OIL	.68	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.36	3
RDS/GNDS TOTAL	.36	3
RDS/GNDS PAYRL	.05	3
RDS/GNDS CONTR	.30	3
RDS/GNDS OTHER	.01	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.46	3
PAYROLL	.22	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.24	3
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.04	3
REAL ESTATE TAX	1.00	3
BUILDING INS	.04	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.20	3
CLEANING	.09	3
REPAIR/MAINT	.73	3
RDS/GROUNDS	.05	3
SECURITY		
ADMINISTRATIVE	.22	3
TOTAL CONTRACTS	1.33	3
CLEANING	.81	3
REPAIR/MAINT	.27	3
RDS/GROUNDS	.30	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	52,677 SQ. FT.				52,380 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.35	8.85		
RETAIL AREA									
OTHER AREA	1	11.43	11.43						
TOTAL RENT	3	9.37	8.85						
MISCELLANEOUS									
TOTAL INCOME	3	9.37	8.85						
EXPENSE									
CLEANING	3	1.18	.93			1.19	.93		
REPAIR-MAINT	3	1.28	1.26			1.29	1.26		
UTILITIES	3	.93	.72			.94	.72		
RDS/GRNDS/SEC	3	.45	.36			.45	.36		
ADMINISTRATIVE	3	.40	.46			.40	.46		
TOTAL OPER EXP	3	4.25	4.11			4.27	4.11		
FIXED EXPENSES	3	1.33	1.04			1.33	1.04		
TOTAL OPER+FIX	3	5.58	5.15			5.60	5.15		
LEASING EXP									
TOTAL PAYROLL	3	1.44	1.20						
TOTAL CONTRACT	3	1.39	1.33						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5341	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	601	3
AVG % OFFICE OCCUPANCY	91.8	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.89	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.93	3
PAYROLL	.09	3
CONTRACT	.81	3
SUP/MAT/MISC	.02	3
TRASH REMOVAL		
REPR/MAINT TOTAL	1.26	3
PAYROLL	.73	3
ELEVATOR	.05	1
HVAC	.10	3
ELECTRICAL	.01	3
STRUCT/ROOF	.14	3
PLUMBING	.06	1
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.25	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.72	3
ELECTRICAL	.35	3
GAS	.32	2
FUEL OIL	.68	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.07	3
RDS/GNDS/SEC TOTAL	.36	3
RDS/GNDS TOTAL	.36	3
RDS/GNDS PAYRL	.05	3
RDS/GNDS CONTR	.30	3
RDS/GNDS OTHER	.01	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.46	3
PAYROLL	.22	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.24	3
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	1.04	3
REAL ESTATE TAX	1.00	3
BUILDING INS	.04	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.20	3
CLEANING	.09	3
REPAIR/MAINT	.73	3
RDS/GROUNDS	.05	3
SECURITY		
ADMINISTRATIVE	.22	3
TOTAL CONTRACTS	1.33	3
CLEANING	.81	3
REPAIR/MAINT	.27	3
RDS/GROUNDS	.30	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Montreal, PQ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	5 BLDS	1,738,478 SQ. FT.				1,719,638 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	5	1.05	.94	.56	1.93	1.06	.96	.56	1.93
REPAIR-MAINT	5	1.14	1.70	.94	1.92	1.15	1.70	.94	1.92
UTILITIES	5	1.38	1.50	1.31	1.72	1.39	1.50	1.32	1.72
RDS/GRNDS/SEC	5	.05	.12	.04	.18	.05	.12	.04	.18
ADMINISTRATIVE	3	.15	.49			.15	.49		
TOTAL OPER EXP	5	3.73	4.00	3.13	6.17	3.77	4.00	3.15	6.17
FIXED EXPENSES									
TOTAL OPER+FIX	5	3.73	4.00	3.13	6.17	4.53	4.00	3.15	6.17
LEASING EXP									
TOTAL PAYROLL	5	1.01	.51	.29	2.45				
TOTAL CONTRACT	5	1.18	1.43	.86	2.25				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	57321	5
AVG SQFT/RETAIL TENANT	18840	1
AVG SQFT/OFFICE WORKER	343	4
AVG % OFFICE OCCUPANCY	100.0	5
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.71	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.94	5
PAYROLL	1.20	2
CONTRACT	.57	5
SUP/MAT/MISC	.11	2
TRASH REMOVAL	.05	3
REPR/MAINT TOTAL	1.70	5
PAYROLL	.64	4
ELEVATOR	.21	5
HVAC	.17	5
ELECTRICAL	.10	5
STRUCT/ROOF	.08	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.11	3
OTHER MAINT/SUP	.50	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.50	5
ELECTRICAL	1.13	5
GAS	.67	3
FUEL OIL	.00	3
PURCH STEAM		
PURCH CH WTR		
COAL	.05	1
WATER/SEWER	.01	3
RDS/GNDS/SEC TOTAL	.12	5
RDS/GNDS TOTAL	.03	5
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	3
SEC PAYROLL	.00	1
SEC CONTRACTS	.05	2
SEC OTHER	.05	1
ADMIN TOTAL	.49	3
PAYROLL	.09	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.05	1
OTHER ADM EXP	.27	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.51	5
CLEANING	1.20	2
REPAIR/MAINT	.64	4
RDS/GROUNDS	.02	3
SECURITY	.00	1
ADMINISTRATIVE	.09	3
TOTAL CONTRACTS	1.43	5
CLEANING	.57	5
REPAIR/MAINT	.97	4
RDS/GROUNDS	.03	3
SECURITY	.05	3
ADMINISTRATIVE	.12	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	240,478 SQ. FT.				214,701 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.73	.71			.82	.80		
REPAIR-MAINT	3	2.48	1.94			2.77	2.17		
UTILITIES	3	1.24	1.12			1.39	1.27		
RDS/GRNDS/SEC	2	.06	.11			.06	.11		
ADMINISTRATIVE	3	.20	.21			.20	.21		
TOTAL OPER EXP	3	4.69	4.94			5.25	4.98		
FIXED EXPENSES									
TOTAL OPER+FIX	3	4.69	4.94			5.48	4.98		
LEASING EXP									
TOTAL PAYROLL	1	.02	.02						
TOTAL CONTRACT	3	3.25	2.69						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	50789	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	94.6	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.71	3
PAYROLL		
CONTRACT	.71	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.94	3
PAYROLL		
ELEVATOR	.15	3
HVAC	1.13	3
ELECTRICAL	.14	3
STRUCT/ROOF	.33	3
PLUMBING	.05	3
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.22	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.12	3
ELECTRICAL	1.12	3
GAS	.40	2
FUEL OIL	.00	1
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.02	3
RDS/GNDS/SEC TOTAL	.11	2
RDS/GNDS TOTAL	.11	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	2
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.21	3
PAYROLL	.02	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.19	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.02	1
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.02	1
TOTAL CONTRACTS	2.69	3
CLEANING	.71	3
REPAIR/MAINT	1.94	3
RDS/GROUNDS	.11	2
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

N.E. Fort Saint John, BC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	81,770 SQ. FT.				73,642 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.99	10.32		
RETAIL AREA									
OTHER AREA	2	2.05	7.98						
TOTAL RENT	3	9.20	8.15						
MISCELLANEOUS									
TOTAL INCOME	3	9.20	8.15						
EXPENSE									
CLEANING	3	1.07	.96			1.18	1.29		
REPAIR-MAINT	3	.72	.77			.80	.78		
UTILITIES	3	.72	.71			.80	.71		
RDS/GRNDS/SEC	3	.28	.27			.28	.27		
ADMINISTRATIVE	3	.39	.39			.39	.39		
TOTAL OPER EXP	3	3.17	3.42			3.52	3.58		
FIXED EXPENSES	3	.68	.34			.68	.34		
TOTAL OPER+FIX	3	3.85	3.76			4.20	4.78		
LEASING EXP									
TOTAL PAYROLL	3	1.27	1.11						
TOTAL CONTRACT	3	.68	.63						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4860	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	447	3
AVG % OFFICE OCCUPANCY	99.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.92	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.96	3
PAYROLL	.45	3
CONTRACT	.30	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL		
REPR/MAINT TOTAL	.77	3
PAYROLL	.46	3
ELEVATOR	.05	2
HVAC	.02	3
ELECTRICAL	.04	2
STRUCT/ROOF	.05	2
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.13	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.71	3
ELECTRICAL	.32	3
GAS	.17	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.27	3
RDS/GNDS TOTAL	.25	3
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.21	3
RDS/GNDS OTHER	.00	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.01	2
SEC PAYROLL	.00	2
SEC CONTRACTS	.01	2
SEC OTHER	.00	1
ADMIN TOTAL	.39	3
PAYROLL	.12	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.27	3
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.34	3
REAL ESTATE TAX	.72	2
BUILDING INS	.05	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.11	3
CLEANING	.45	3
REPAIR/MAINT	.46	3
RDS/GROUNDS	.02	3
SECURITY	.00	2
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	.63	3
CLEANING	.30	3
REPAIR/MAINT	.08	3
RDS/GROUNDS	.21	3
SECURITY	.01	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	81,770 SQ. FT.				73,642 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.99	10.32		
RETAIL AREA									
OTHER AREA	2	2.05	7.98						
TOTAL RENT	3	9.20	8.15						
MISCELLANEOUS									
TOTAL INCOME	3	9.20	8.15						
EXPENSE									
CLEANING	3	1.07	.96			1.18	1.29		
REPAIR-MAINT	3	.72	.77			.80	.78		
UTILITIES	3	.72	.71			.80	.71		
RDS/GRNDS/SEC	3	.28	.27			.28	.27		
ADMINISTRATIVE	3	.39	.39			.39	.39		
TOTAL OPER EXP	3	3,17	3.42			3.95	3.58		
FIXED EXPENSES	3	.68	.34			.68	.34		
TOTAL OPER+FIX	3	3.85	3.76			5.25	4.78		
LEASING EXP									
TOTAL PAYROLL	3	1.27	1.11						
TOTAL CONTRACT	3	1.71	.63						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	4860	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	447	3
AVG % OFFICE OCCUPANCY	99.0	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.92	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.96	3
PAYROLL	.45	3
CONTRACT	.30	3
SUP/MAT/MISC	.07	3
TRASH REMOVAL		
REPR/MAINT TOTAL	.77	3
PAYROLL	.46	3
ELEVATOR	.05	2
HVAC	.02	3
ELECTRICAL	.04	2
STRUCT/ROOF	.05	2
PLUMBING	.01	2
FIRE/LIFE SFTY		
OTHER MAINT/SUP	.13	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.71	3
ELECTRICAL	.32	3
GAS	.17	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	3
RDS/GNDS/SEC TOTAL	.27	3
RDS/GNDS TOTAL	.25	3
RDS/GNDS PAYRL	.02	3
RDS/GNDS CONTR	.21	3
RDS/GNDS OTHER	.00	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.01	2
SEC PAYROLL	.00	2
SEC CONTRACTS	.01	2
SEC OTHER	.00	1
ADMIN TOTAL	.39	3
PAYROLL	.12	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.27	3
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.34	3
REAL ESTATE TAX	.72	2
BUILDING INS	.05	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.11	3
CLEANING	.45	3
REPAIR/MAINT	.46	3
RDS/GROUNDS	.02	3
SECURITY	.00	2
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	.63	3
CLEANING	.30	3
REPAIR/MAINT	.08	3
RDS/GROUNDS	.21	3
SECURITY	.01	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Ottawa, ON

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	21 BLDS	6,610,588 SQ. FT.				5,821,451 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	21	.50	.42	.27	.79	[illegible]	.46	.33	.93
REPAIR-MAINT	21	1.35	1.48	1.03	1.84	[illegible]	1.62	1.15	2.20
UTILITIES	21	1.40	1.34	.99	1.63	[illegible]	1.36	1.12	1.90
RDS/GRNDS/SEC	11	.09	.02	.01	.15	.09	.02	.01	.15
ADMINISTRATIVE	21	.38	.32	.15	.65	.38	.32	.15	.65
TOTAL OPER EXP	21	3.67	3.73	2.79	4.87	4.17	3.73	3.20	5.30
FIXED EXPENSES	1	.01	.01			.01	.01		
TOTAL OPER+FIX	21	3.67	3.73	2.79	4.87	3.49	3.73	3.20	5.30
LEASING EXP									
TOTAL PAYROLL	16	.44	.36	.17	.87				
TOTAL CONTRACT	21	1.84	1.97	1.38	2.56				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	254225	20
AVG SQFT/RETAIL TENANT	147	2
AVG SQFT/OFFICE WORKER	239	1
AVG % OFFICE OCCUPANCY	94.6	21
AVG % RETAIL OCCUPANCY	28.3	2
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.99	21

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.42	21
PAYROLL		
CONTRACT	.42	21
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.45	20
PAYROLL		
ELEVATOR	.18	20
HVAC	.29	20
ELECTRICAL	.06	20
STRUCT/ROOF	.36	20
PLUMBING	.05	20
FIRE/LIFE SFTY	.03	20
OTHER MAINT/SUP	.25	20

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.35	20
ELECTRICAL	.66	20
GAS	.06	8
FUEL OIL	.00	10
PURCH STEAM	.47	16
PURCH CH WTR		
COAL		
WATER/SEWER	.10	20
RDS/GNDS/SEC TOTAL	.02	11
RDS/GNDS TOTAL	.02	11
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	10
RDS/GNDS OTHER	.81	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.33	20
PAYROLL	.36	16
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.03	20

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.36	16
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.36	16
TOTAL CONTRACTS	1.97	21
CLEANING	.42	21
REPAIR/MAINT	1.45	20
RDS/GROUNDS	.01	10
SECURITY		
ADMINISTRATIVE	.13	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,947,172 SQ. FT.				1,704,674 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	10	.40	.36	.15	.67	.46	.39	.19	.70
REPAIR-MAINT	10	1.55	1.58	1.34	1.94	1.77	1.74	1.48	2.25
UTILITIES	10	1.50	1.37	1.05	1.63	1.72	1.55	1.18	1.90
RDS/GRNDS/SEC	5	.16	.01	.01	.43	.16	.01	.01	.43
ADMINISTRATIVE	10	.49	.39	.23	.90	.49	.39	.23	.90
TOTAL OPER EXP	10	4.02	4.06	3.15	4.78	4.59	4.54	3.59	5.16
FIXED EXPENSES									
TOTAL OPER+FIX	10	4.02	4.06	3.15	4.78	4.74	4.54	3.59	5.16
LEASING EXP									
TOTAL PAYROLL	9	.48	.37	.33	.87				
TOTAL CONTRACT	10	1.82	1.98	1.26	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	140856	9
AVG SQFT/RETAIL TENANT	425	1
AVG SQFT/OFFICE WORKER	239	1
AVG % OFFICE OCCUPANCY	92.4	10
AVG % RETAIL OCCUPANCY	63.0	1
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.97	10

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.36	10
PAYROLL		
CONTRACT	.36	10
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.55	9
PAYROLL		
ELEVATOR	.20	9
HVAC	.40	9
ELECTRICAL	.06	9
STRUCT/ROOF	.40	9
PLUMBING	.05	9
FIRE/LIFE SFTY	.02	9
OTHER MAINT/SUP	.24	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.38	9
ELECTRICAL	.64	9
GAS	.02	3
FUEL OIL	.00	5
PURCH STEAM	.52	9
PURCH CH WTR		
COAL		
WATER/SEWER	.14	9
RDS/GNDS/SEC TOTAL	.01	5
RDS/GNDS TOTAL	.01	5
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	4
RDS/GNDS OTHER	.81	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.39	9
PAYROLL	.37	9
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.03	9

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.37	9
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	9
TOTAL CONTRACTS	1.98	10
CLEANING	.36	10
REPAIR/MAINT	1.55	9
RDS/GROUNDS	.01	4
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Ottawa, ON

DOWNTOWN 300,000-600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	1,532,578 SQ. FT.				1,422,654 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.34	.30	.24	.44	.36	.31	.26	.48
REPAIR-MAINT	4	1.20	1.08	.99	1.42	1.29	1.14	1.10	1.49
UTILITIES	4	1.09	1.06	.88	1.28	1:17	1.14	.97	1.35
RDS/GRNDS/SEC	1	.13	.13			.13	.13		
ADMINISTRATIVE	4	.19	.19	.16	.21	.19	.19	.16	.21
TOTAL OPER EXP	4	2.84	2.87	2.74	2.95	3.06	3.04	3.00	3.12
FIXED EXPENSES									
TOTAL OPER + FIX	4	2.84	2.87	2.74	2.95	3.06	3.04	3.00	3.12
LEASING EXP									
TOTAL PAYROLL	3	.18	.19						
TOTAL CONTRACT	4	1.57	1.51	1.38	1.78				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	349235	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	98.2	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.30	4
PAYROLL		
CONTRACT	.30	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.08	4
PAYROLL		
ELEVATOR	.21	4
HVAC	.25	4
ELECTRICAL	.07	4
STRUCT/ROOF	.14	4
PLUMBING	.05	4
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.25	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.06	4
ELECTRICAL	.66	4
GAS	.17	1
FUEL OIL	.00	4
PURCH STEAM	.31	3
PURCH CH WTR		
COAL		
WATER/SEWER	.13	4
RDS/GNDS/SEC TOTAL	.13	1
RDS/GNDS TOTAL	.13	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.13	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.19	4
PAYROLL	.19	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.02	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.19	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.19	3
TOTAL CONTRACTS	1.51	4
CLEANING	.30	4
REPAIR/MAINT	1.08	4
RDS/GROUNDS	.13	1
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN MORE THAN 600,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	2,986,996 SQ. FT.				2,576,305 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.59	.48	.33	.87	.68	.53	.38	1.04
REPAIR-MAINT	4	1.27	1.01	.71	1.75	1.48	1.22	.82	2.02
UTILITIES	4	1.48	1.66	.97	2.01	1.71	1.94	1.16	2.36
RDS/GRNDS/SEC	3	.05	.02			.05	.02		
ADMINISTRATIVE	4	.37	.11	.05	.80	.37	.11	.05	.80
TOTAL OPER EXP	4	3.75	3.67	2.20	5.37	4.35	4.26	2.59	6.32
FIXED EXPENSES									
TOTAL OPER + FIX	4	3.75	3.67	2.20	5.37	4.45	4.26	2.59	6.32
LEASING EXP									
TOTAL PAYROLL	3	.48	.15						
TOTAL CONTRACT	4	1.90	1.82	1.12	2.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	603854	4
AVG SQFT/RETAIL TENANT	8	1
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	93.8	4
AVG % RETAIL OCCUPANCY	1.9	1
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	1.00	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.48	4
PAYROLL		
CONTRACT	.48	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.01	4
PAYROLL		
ELEVATOR	.16	4
HVAC	.22	4
ELECTRICAL	.06	4
STRUCT/ROOF	.13	4
PLUMBING	.03	4
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.22	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.66	4
ELECTRICAL	1.01	4
GAS	.06	2
FUEL OIL	.00	1
PURCH STEAM	.38	3
PURCH CH WTR		
COAL		
WATER/SEWER	.07	4
RDS/GNDS/SEC TOTAL	.02	3
RDS/GNDS TOTAL	.02	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.02	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.11	4
PAYROLL	.15	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.02	4

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS.		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.15	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.15	3
TOTAL CONTRACTS	1.82	4
CLEANING	.48	4
REPAIR/MAINT	1.01	4
RDS/GROUNDS	.02	3
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Ottawa, ON

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	6 BLDS	2,304,898 SQ. FT.				2,037,378 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	6	.40	.45	.34	.55	.45	.47	.39	.62
REPAIR-MAINT	6	1.86	2.07	1.30	3.55	2.11	2.43	1.51	3.62
UTILITIES	6	1.97	2.01	1.02	3.89	2.23	2.47	1.16	3.96
RDS/GRNDS/SEC	4	.01	.00	.00	.01	.01	.00	.00	.01
ADMINISTRATIVE	6	.35	.40	.21	.62	.35	.40	.21	.62
TOTAL OPER EXP	6	4.59	4.52	3.34	8.56	5.20	5.55	3.71	8.71
FIXED EXPENSES									
TOTAL OPER+FIX	5	4.59	4.52	3.34	8.56	5.99	5.55	3.71	8.71
LEASING EXP									
TOTAL PAYROLL	6	.32	.37	.19	.60				
TOTAL CONTRACT	6	2.28	2.53	1.64	4.11				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	287013	6
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	98.6	6
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	1.00	6

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.45	6
PAYROLL		
CONTRACT	.45	6
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.07	6
PAYROLL		
ELEVATOR	.28	6
HVAC	.44	6
ELECTRICAL	.07	6
STRUCT/ROOF	.25	6
PLUMBING	.02	6
FIRE/LIFE SFTY	.09	6
OTHER MAINT/SUP	.52	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.01	6
ELECTRICAL	1.54	5
GAS	.15	4
FUEL OIL	.02	2
PURCH STEAM	.05	5
PURCH CH WTR		
COAL		
WATER/SEWER	.12	6
RDS/GNDS/SEC TOTAL	.00	4
RDS/GNDS TOTAL	.00	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.00	4
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.40	6
PAYROLL	.37	6
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.02	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.37	6
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.37	6
TOTAL CONTRACTS	2.53	6
CLEANING	.45	6
REPAIR/MAINT	2.07	6
RDS/GROUNDS	.00	4
SECURITY		
ADMINISTRATIVE	.04	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

SUBURBAN 300,000-600,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	1,012,045 SQ. FT.				855,276 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	3	.40	.45			.47	.46		
REPAIR-MAINT	3	2.03	2.01			2.40	2.68		
UTILITIES	3	2.15	2.04			2.54	2.72		
RDS/GRNDS/SEC	1	.01	.01			.01	.01		
ADMINISTRATIVE	3	.28	.24			.28	.24		
TOTAL OPER EXP	3	4.85	4.75			5.74	6.31		
FIXED EXPENSES									
TOTAL OPER+FIX	3	4.85	4.75			5.68	6.31		
LEASING EXP									
TOTAL PAYROLL	3	.25	.22						
TOTAL CONTRACT	3	2.44	2.47						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	208583	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	97.6	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.45	3
PAYROLL		
CONTRACT	.45	3
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	2.01	3
PAYROLL		
ELEVATOR	.22	3
HVAC	.42	3
ELECTRICAL	.08	3
STRUCT/ROOF	.25	3
PLUMBING	.06	3
FIRE/LIFE SFTY	.07	3
OTHER MAINT/SUP	.24	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	2.04	3
ELECTRICAL	.72	3
GAS	.14	1
FUEL OIL	.04	1
PURCH STEAM	.84	3
PURCH CH WTR		
COAL		
WATER/SEWER	.11	3
RDS/GNDS/SEC TOTAL	.01	1
RDS/GNDS TOTAL	.01	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.24	3
PAYROLL	.22	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.02	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.22	3
CLEANING		
REPAIR/MAINT		
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.22	3
TOTAL CONTRACTS	2.47	3
CLEANING	.45	3
REPAIR/MAINT	2.01	3
RDS/GROUNDS	.01	1
SECURITY		
ADMINISTRATIVE	.04	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Peterborough, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	402,176 SQ. FT.				335,843 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					18.43	12.09	10.20	21.15
RETAIL AREA									
OTHER AREA									
TOTAL RENT	4	15.39	9.44	8.59	18.27				
MISCELLANEOUS									
TOTAL INCOME	4	15.39	9.44	8.59	18.27				
EXPENSE									
CLEANING	4	1.36	1.60	1.13	2.10	1.63	1.81	1.32	2.50
REPAIR-MAINT	4	1.47	1.87	1.25	2.01	1.76	2.34	1.53	2.44
UTILITIES	4	1.18	1.18	1.02	1.25	1.41	1.35	1.19	1.55
RDS/GRNDS/SEC	4	.12	.11	.07	.15	.12	.11	.07	.15
ADMINISTRATIVE	4	1.92	1.32	.90	2.62	1.92	1.32	.90	2.62
TOTAL OPER EXP	4	6.05	6.53	5.18	7.32	7.24	7.36	6.45	8.40
FIXED EXPENSES									
TOTAL OPER+FIX	4	6.05	6.53	5.18	7.32	7.42	7.36	6.45	8.40
LEASING EXP	2	.00	.00						
TOTAL PAYROLL	4	2.14	2.40	1.60	3.79				
TOTAL CONTRACT	4	1.41	1.23	.83	1.64				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8182	4
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	0	0
AVG % OFFICE OCCUPANCY	95.0	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.00	0

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.60	4
PAYROLL	1.14	4
CONTRACT	.36	4
SUP/MAT/MISC		
TRASH REMOVAL		
REPR/MAINT TOTAL	1.87	4
PAYROLL	.63	4
ELEVATOR	.14	4
HVAC	.05	4
ELECTRICAL	.04	4
STRUCT/ROOF	.41	4
PLUMBING		
FIRE/LIFE SFTY	.02	4
OTHER MAINT/SUP	.03	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.18	4
ELECTRICAL	.68	4
GAS		
FUEL OIL	.41	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.03	4
RDS/GNDS/SEC TOTAL	.11	4
RDS/GNDS TOTAL	.11	4
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.11	4
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	1.32	4
PAYROLL	.65	4
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.88	3
OTHER ADM EXP	.52	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.00	2
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS	.00	2
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.40	4
CLEANING	1.14	4
REPAIR/MAINT	.63	4
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.65	4
TOTAL CONTRACTS	1.23	4
CLEANING	.36	4
REPAIR/MAINT	.69	4
RDS/GROUNDS	.11	4
SECURITY		
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Quebec, PQ

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	14 BLDS	2,526,005 SQ. FT.				2,220,242 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	6					12.45	12.90	12.13	13.29
RETAIL AREA									
OTHER AREA	6	1.65	2.53	.44	7.09				
TOTAL RENT	6	10.35	11.51	9.08	12.76				
MISCELLANEOUS									
TOTAL INCOME	6	10.35	11.51	9.08	12.76				
EXPENSE									
CLEANING	14	.78	.82	.74	.96	.89	.90	.81	1.14
REPAIR-MAINT	14	1.03	.99	.90	1.20	1.17	1.16	.93	1.59
UTILITIES	14	1.49	1.34	1.20	1.57	1.69	1.62	1.36	1.69
RDS/GRNDS/SEC	14	.12	.08	.06	.22	.12	.08	.06	.22
ADMINISTRATIVE	14	.11	.09	.08	.13	.11	.09	.08	.13
TOTAL OPER EXP	14	3.53	3.47	3.28	3.99	4.01	4.08	3.61	4.76
FIXED EXPENSES									
TOTAL OPER+FIX	14	3.53	3.47	3.28	3.99	4.13	4.08	3.61	4.76
LEASING EXP									
TOTAL PAYROLL	14	.76	.64	.61	.78				
TOTAL CONTRACT	14	1.22	1.30	1.02	1.63				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	38216	13
AVG SQFT/RETAIL TENANT	19784	5
AVG SQFT/OFFICE WORKER	240	13
AVG % OFFICE OCCUPANCY	98.7	14
AVG % RETAIL OCCUPANCY	99.4	5
AVG $ RATE YR-END RENT	12.18	6
RENTABLE/GROSS SQFT	.61	14

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.82	14
PAYROLL	.04	7
CONTRACT	.79	14
SUP/MAT/MISC		
TRASH REMOVAL	.03	7
REPR/MAINT TOTAL	.99	14
PAYROLL	.62	13
ELEVATOR	.10	14
HVAC	.09	14
ELECTRICAL	.03	14
STRUCT/ROOF	.06	9
PLUMBING	.02	9
FIRE/LIFE SFTY	.02	14
OTHER MAINT/SUP	.09	6

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.34	14
ELECTRICAL	1.25	14
GAS	.50	3
FUEL OIL	.40	6
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	1
RDS/GNDS/SEC TOTAL	.08	14
RDS/GNDS TOTAL	.08	14
RDS/GNDS PAYRL	.02	6
RDS/GNDS CONTR	.05	14
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.01	8
SEC PAYROLL	.00	5
SEC CONTRACTS	.01	8
SEC OTHER		
ADMIN TOTAL	.09	14
PAYROLL	.09	8
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.09	7

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.64	14
CLEANING	.04	7
REPAIR/MAINT	.62	13
RDS/GROUNDS	.02	6
SECURITY	.00	5
ADMINISTRATIVE	.09	8
TOTAL CONTRACTS	1.30	14
CLEANING	.79	14
REPAIR/MAINT	.30	14
RDS/GROUNDS	.05	14
SECURITY	.01	8
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Quebec, PQ

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	227,324 SQ. FT.				190,571 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					13.13	13.10		
RETAIL AREA									
OTHER AREA	3	2.71	5.25						
TOTAL RENT	3	11.44	12.46						
MISCELLANEOUS									
TOTAL INCOME	3	11.44	12.46						
EXPENSE									
CLEANING	3	.79	.81			.94	.85		
REPAIR-MAINT	3	1.21	.98			1.45	1.35		
UTILITIES	3	1.37	1.43			1.63	1.64		
RDS/GRNDS/SEC	3	.21	.07			.21	.07		
ADMINISTRATIVE	3	.10	.08			.10	.08		
TOTAL OPER EXP	3	3.68	3.35			4.39	4.42		
FIXED EXPENSES									
TOTAL OPER+FIX	3	3.68	3.35			4.31	4.42		
LEASING EXP									
TOTAL PAYROLL	3	.61	.63						
TOTAL CONTRACT	3	1.60	1.68						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	27419	2
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	173	3
AVG % OFFICE OCCUPANCY	99.2	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	13.17	3
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.81	3
PAYROLL		
CONTRACT	.81	3
SUP/MAT/MISC		
TRASH REMOVAL	.00	1
REPR/MAINT TOTAL	.98	3
PAYROLL	.63	3
ELEVATOR	.18	3
HVAC	.07	3
ELECTRICAL	.04	3
STRUCT/ROOF	.18	1
PLUMBING	.04	1
FIRE/LIFE SFTY	.08	3
OTHER MAINT/SUP	.15	2

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.43	3
ELECTRICAL	.93	3
GAS	.69	2
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.06	1
RDS/GNDS/SEC TOTAL	.07	3
RDS/GNDS TOTAL	.07	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.07	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.36	1
SEC PAYROLL		
SEC CONTRACTS	.36	1
SEC OTHER		
ADMIN TOTAL	.08	3
PAYROLL		
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.08	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.63	3
CLEANING		
REPAIR/MAINT	.63	3
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE		
TOTAL CONTRACTS	1.68	3
CLEANING	.81	3
REPAIR/MAINT	.49	3
RDS/GROUNDS	.07	3
SECURITY	.36	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	625,425 SQ. FT.				544,920 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1					11.36	11.36		
RETAIL AREA									
OTHER AREA	1	.68	.68						
TOTAL RENT	1	8.63	8.63						
MISCELLANEOUS									
TOTAL INCOME	1	8.63	8.63						
EXPENSE									
CLEANING	4	.82	1.01	.62	1.08	.94	1.05	.67	1.19
REPAIR-MAINT	4	.97	1.00	.83	1.08	1.12	1.07	.85	1.34
UTILITIES	4	1.45	1.44	1.18	1.71	1.67	1.56	1.36	1.88
RDS/GRNDS/SEC	4	.21	.19	.05	.31	.21	.19	.05	.31
ADMINISTRATIVE	4	.08	.08	.07	.08	.08	.08	.07	.08
TOTAL OPER EXP	4	3.54	3.41	3.14	3.88	4.06	3.79	3.53	4.39
FIXED EXPENSES									
TOTAL OPER+FIX	4	3.54	3.41	3.14	3.88	3.96	3.79	3.53	4.39
LEASING EXP									
TOTAL PAYROLL	4	.80	.78	.68	.88				
TOTAL CONTRACT	4	1.18	1.26	.97	1.41				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	24789	4
AVG SQFT/RETAIL TENANT	10650	1
AVG SQFT/OFFICE WORKER	261	4
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY	95.0	1
AVG $ RATE YR-END RENT	10.00	1
RENTABLE/GROSS SQFT	.84	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.01	4
PAYROLL	.11	3
CONTRACT	.91	4
SUP/MAT/MISC		
TRASH REMOVAL	.05	2
REPR/MAINT TOTAL	1.00	4
PAYROLL	.65	4
ELEVATOR	.05	4
HVAC	.08	4
ELECTRICAL	.03	4
STRUCT/ROOF	.04	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.07	1

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.44	4
ELECTRICAL	1.35	4
GAS	.40	1
FUEL OIL	.03	3
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER		
RDS/GNDS/SEC TOTAL	.19	4
RDS/GNDS TOTAL	.04	4
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.26	3
SEC PAYROLL	.00	1
SEC CONTRACTS	.26	3
SEC OTHER		
ADMIN TOTAL	.08	4
PAYROLL	.08	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.08	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.78	4
CLEANING	.11	3
REPAIR/MAINT	.65	4
RDS/GROUNDS	.03	2
SECURITY	.00	1
ADMINISTRATIVE	.08	3
TOTAL CONTRACTS	1.26	4
CLEANING	.91	4
REPAIR/MAINT	.27	4
RDS/GROUNDS	.02	4
SECURITY	.26	3
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Regina, SK

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	4 BLDS	397,488 SQ. FT.				380,840 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1					6.59	6.59		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	6.59	6.59						
MISCELLANEOUS									
TOTAL INCOME	1	6.59	6.59						
EXPENSE									
CLEANING	4	1.95	2.05	1.27	2.35	2.03	2.16	1.42	2.35
REPAIR-MAINT	4	2.31	2.25	1.97	2.71	2.41	2.38	2.09	2.84
UTILITIES	4	1.69	1.73	1.46	1.79	1.76	1.74	1.54	1.89
RDS/GRNDS/SEC	3	.15	.03			.15	.03		
ADMINISTRATIVE	4	.73	.83	.46	1.16	.73	.83	.46	1.16
TOTAL OPER EXP	4	6.78	7.00	5.51	7.80	7.08	7.40	5.78	8.20
FIXED EXPENSES	2	4.17	3.57			4.17	3.57		
TOTAL OPER+FIX	4	9.29	8.87	5.72	11.16	11.42	9.27	6.39	11.16
LEASING EXP	1	.72	.72						
TOTAL PAYROLL	4	2.66	2.04	.64	4.55				
TOTAL CONTRACT	4	1.96	1.86	.64	3.35				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25519	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	368	1
AVG % OFFICE OCCUPANCY	96.7	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	20.00	1
RENTABLE/GROSS SQFT	.91	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	2.05	4
PAYROLL	1.89	2
CONTRACT	.59	4
SUP/MAT/MISC	.16	2
TRASH REMOVAL	.03	2
REPR/MAINT TOTAL	2.25	4
PAYROLL	1.92	2
ELEVATOR	.21	4
HVAC	.37	4
ELECTRICAL	.09	4
STRUCT/ROOF	.18	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	4
OTHER MAINT/SUP	.34	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.73	4
ELECTRICAL	1.37	4
GAS	.21	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.09	4
RDS/GNDS/SEC TOTAL	.03	3
RDS/GNDS TOTAL	.01	3
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	1
RDS/GNDS OTHER	.01	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.13	2
SEC PAYROLL		
SEC CONTRACTS	.13	2
SEC OTHER		
ADMIN TOTAL	.83	4
PAYROLL	.65	4
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.03	1
OTHER ADM EXP	.21	3

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	5.00	1
REAL ESTATE TAX	5.00	1
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.72	1
ADV/PROMOTION		
COMM/FEES	.72	1
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	2.04	4
CLEANING	1.89	2
REPAIR/MAINT	1.92	2
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.65	4
TOTAL CONTRACTS	1.86	4
CLEANING	.61	4
REPAIR/MAINT	1.80	3
RDS/GROUNDS	.01	1
SECURITY	.13	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	227,748 SQ. FT.				211,100 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	1					6.59	6.59		
RETAIL AREA									
OTHER AREA									
TOTAL RENT	1	6.59	6.59						
MISCELLANEOUS									
TOTAL INCOME	1	6.59	6.59						
EXPENSE									
CLEANING	3	1.75	1.88			1.88	2.09		
REPAIR-MAINT	3	2.42	2.35			2.61	2.61		
UTILITIES	3	1.61	1.69			1.73	1.69		
RDS/GRNDS/SEC	2	.02	.02			.02	.02		
ADMINISTRATIVE	3	1.00	1.12			1.00	1.12		
TOTAL OPER EXP	3	6.78	7.21			7.32	8.01		
FIXED EXPENSES	1	2.14	2.14			2.14	2.14		
TOTAL OPER+FIX	3	7.44	7.21			10.53	8.01		
LEASING EXP	1	.72	.72						
TOTAL PAYROLL	3	2.32	.96						
TOTAL CONTRACT	3	2.49	2.47						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	25519	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	368	1
AVG % OFFICE OCCUPANCY	96.7	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	20.00	1
RENTABLE/GROSS SQFT	1.00	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.88	3
PAYROLL	2.28	1
CONTRACT	.66	3
SUP/MAT/MISC	.18	1
TRASH REMOVAL	.01	1
REPR/MAINT TOTAL	2.35	3
PAYROLL	2.56	1
ELEVATOR	.14	3
HVAC	.40	3
ELECTRICAL	.06	3
STRUCT/ROOF	.39	2
PLUMBING	.04	2
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.52	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.69	3
ELECTRICAL	1.35	3
GAS	.21	3
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.12	3
RDS/GNDS/SEC TOTAL	.02	2
RDS/GNDS TOTAL	.01	2
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.01	1
RDS/GNDS OTHER	.02	1

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.01	1
SEC PAYROLL		
SEC CONTRACTS	.01	1
SEC OTHER		
ADMIN TOTAL	1.12	3
PAYROLL	.96	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP		
OTHER ADM EXP	.22	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES	.72	1
ADV/PROMOTION		
COMM/FEES	.72	1
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.96	3
CLEANING	2.28	1
REPAIR/MAINT	2.56	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.96	3
TOTAL CONTRACTS	2.47	3
CLEANING	.66	3
REPAIR/MAINT	2.07	2
RDS/GROUNDS	.01	1
SECURITY	.01	1
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Toronto, ON

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	26 BLDS	4,411,415 SQ. FT.				4,020,783 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	25	1.24	.89	.69	1.50	1.36	.96	.75	1.65
REPAIR-MAINT	26	1.44	1.38	.80	1.71	1.58	1.47	.89	1.81
UTILITIES	25	1.90	1.22	.91	1.96	2.05	1.38	.97	2.14
RDS/GRNDS/SEC	25	.53	.52	.37	.74	.53	.52	.37	.74
ADMINISTRATIVE	26	.26	.20	.11	.38	.26	.20	.11	.38
TOTAL OPER EXP	26	5.24	4.72	3.41	5.67	5.71	4.80	3.71	6.50
FIXED EXPENSES									
TOTAL OPER+FIX	26	5.24	4.72	3.41	5.67	5.17	4.80	3.71	6.50
LEASING EXP									
TOTAL PAYROLL	24	1.48	1.05	.46	1.99				
TOTAL CONTRACT	26	1.86	1.69	1.02	2.43				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	45979	24
AVG SQFT/RETAIL TENANT	4038	14
AVG SQFT/OFFICE WORKER	227	23
AVG % OFFICE OCCUPANCY	99.4	26
AVG % RETAIL OCCUPANCY	95.5	15
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.87	26

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.89**	**25**
PAYROLL	.09	20
CONTRACT	.77	24
SUP/MAT/MISC	.02	16
TRASH REMOVAL	.01	13
REPR/MAINT TOTAL	**1.38**	**26**
PAYROLL	.45	21
ELEVATOR	.11	25
HVAC	.29	25
ELECTRICAL	.03	25
STRUCT/ROOF	.04	24
PLUMBING	.02	24
FIRE/LIFE SFTY	.02	22
OTHER MAINT/SUP	.08	24

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.22**	**25**
ELECTRICAL	1.05	25
GAS	.27	14
FUEL OIL	.00	1
PURCH STEAM	.86	11
PURCH CH WTR		
COAL		
WATER/SEWER	.06	23
RDS/GNDS/SEC TOTAL	**.52**	**25**
RDS/GNDS TOTAL	.11	24
RDS/GNDS PAYRL	.04	20
RDS/GNDS CONTR	.06	23
RDS/GNDS OTHER	.04	15

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.40	23
SEC PAYROLL	.14	19
SEC CONTRACTS	.38	10
SEC OTHER		
ADMIN TOTAL	**.20**	**26**
PAYROLL	.19	24
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.01	4
OTHER ADM EXP	.02	6

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**1.05**	**24**
CLEANING	.09	20
REPAIR/MAINT	.45	21
RDS/GROUNDS	.04	20
SECURITY	.14	19
ADMINISTRATIVE	.19	24
TOTAL CONTRACTS	**1.69**	**26**
CLEANING	.77	24
REPAIR/MAINT	.63	26
RDS/GROUNDS	.06	23
SECURITY	.38	10
ADMINISTRATIVE	.11	2

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	308,378 SQ. FT.				281,161 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	.86	.86	.71	.98	.95	.88	.78	1.10
REPAIR-MAINT	4	1.58	1.32	.77	2.26	1.73	1.58	.87	2.47
UTILITIES	4	1.31	1.21	1.03	1.54	1.43	1.45	1.14	1.70
RDS/GRNDS/SEC	4	1.22	.92	.44	1.97	1.22	.92	.44	1.97
ADMINISTRATIVE	4	.26	.21	.15	.35	.26	.21	.15	.35
TOTAL OPER EXP	4	5.22	5.54	4.57	5.63	5.72	5.78	5.04	6.22
FIXED EXPENSES									
TOTAL OPER+FIX	4	5.22	5.54	4.57	5.63	5.63	5.78	5.04	6.22
LEASING EXP									
TOTAL PAYROLL	3	1.76	.98						
TOTAL CONTRACT	4	2.47	2.41	1.65	3.24				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	13688	4
AVG SQFT/RETAIL TENANT	385	1
AVG SQFT/OFFICE WORKER	273	3
AVG % OFFICE OCCUPANCY	92.5	4
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.92	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.86**	**4**
PAYROLL	.07	2
CONTRACT	.81	4
SUP/MAT/MISC	.02	1
TRASH REMOVAL		
REPR/MAINT TOTAL	**1.32**	**4**
PAYROLL	.35	3
ELEVATOR	.13	4
HVAC	.57	4
ELECTRICAL	.03	4
STRUCT/ROOF	.04	3
PLUMBING	.01	4
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.22	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.21**	**4**
ELECTRICAL	.90	4
GAS	.37	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	**.92**	**4**
RDS/GNDS TOTAL	.13	4
RDS/GNDS PAYRL	.03	2
RDS/GNDS CONTR	.09	4
RDS/GNDS OTHER	.05	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.79	3
SEC PAYROLL	1.45	2
SEC CONTRACTS	.72	2
SEC OTHER		
ADMIN TOTAL	**.21**	**4**
PAYROLL	.19	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.02	1
OTHER ADM EXP	.22	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.98**	**3**
CLEANING	.07	2
REPAIR/MAINT	.35	3
RDS/GROUNDS	.03	2
SECURITY	1.45	2
ADMINISTRATIVE	.19	3
TOTAL CONTRACTS	**2.41**	**4**
CLEANING	.81	4
REPAIR/MAINT	.76	4
RDS/GROUNDS	.09	4
SECURITY	.72	2
ADMINISTRATIVE	.22	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Toronto, ON

DOWNTOWN 100,000-300,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	10 BLDS	1,363,230 SQ. FT.				1,304,457 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	9	1.22	.93	.73	1.74	1.27	1.03	.74	1.79
REPAIR-MAINT	10	1.24	1.41	.85	1.62	1.29	1.47	.88	1.68
UTILITIES	9	1.30	1.09	.91	1.74	1.35	1.21	.98	1.76
RDS/GRNDS/SEC	9	.57	.53	.47	.59	.57	.53	.47	.59
ADMINISTRATIVE	10	.23	.24	.04	.42	.23	.24	.04	.42
TOTAL OPER EXP	10	4.22	3.90	3.31	6.60	4.40	4.28	3.31	6.70
FIXED EXPENSES									
TOTAL OPER+FIX	10	4.22	3.90	3.31	6.60	4.56	4.28	3.31	6.70
LEASING EXP									
TOTAL PAYROLL	9	1.45	.96	.37	2.57				
TOTAL CONTRACT	10	1.50	1.61	.77	2.37				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	33468	8
AVG SQFT/RETAIL TENANT	2231	3
AVG SQFT/OFFICE WORKER	208	9
AVG % OFFICE OCCUPANCY	99.9	10
AVG % RETAIL OCCUPANCY	92.9	4
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.88	10

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.93	9	**UTILITIES TOTAL**	1.09	9	SECURITY TOTAL	.39	9	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	.96	9
PAYROLL	.11	7	ELECTRICAL	1.05	9	SEC PAYROLL	.04	7	REAL ESTATE TAX			CLEANING	.11	7
CONTRACT	.78	8	GAS	.27	8	SEC CONTRACTS	.38	7	BUILDING INS			REPAIR/MAINT	.41	8
SUP/MAT/MISC	.05	4	FUEL OIL			SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.03	8
TRASH REMOVAL	.02	2	PURCH STEAM	.05	1	**ADMIN TOTAL**	.24	10	OTHER TAX			SECURITY	.04	7
REPR/MAINT TOTAL	1.41	10	PURCH CH WTR			PAYROLL	.22	9	**LEASING EXPENSES**			ADMINISTRATIVE	.22	9
PAYROLL	.41	8	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	1.61	10
ELEVATOR	.11	9	WATER/SEWER	.04	8	LEGAL FEES			COMM/FEES			CLEANING	.78	8
HVAC	.20	9	**RDS/GNDS/SEC TOTAL**	.53	9	AUDIT FEES			TENANT ALTS			REPAIR/MAINT	.72	10
ELECTRICAL	.04	9	RDS/GNDS TOTAL	.11	8	GEN OFC EXP	.03	1	BUY-OUTS			RDS/GROUNDS	.07	7
STRUCT/ROOF	.09	9	RDS/GNDS PAYRL	.03	8	OTHER ADM EXP	.02	3				SECURITY	.38	7
PLUMBING	.02	8	RDS/GNDS CONTR	.07	7							ADMINISTRATIVE	.00	1
FIRE/LIFE SFTY	.07	7	RDS/GNDS OTHER	.01	3									
OTHER MAINT/SUP	.08	9												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

ALL SUBURBAN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	8 BLDS	1,157,783 SQ. FT.				1,103,995 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	8	.75	1.49	.82	2.01	.79	1.61	.86	2.13
REPAIR-MAINT	8	1.67	1.41	1.14	1.71	1.75	1.50	1.26	1.79
UTILITIES	8	1.22	1.24	1.12	1.53	1.28	1.30	1.19	1.69
RDS/GRNDS/SEC	6	.25	.60	.11	.84	.25	.60	.11	.84
ADMINISTRATIVE	7	.18	.22	.17	.33	.18	.22	.17	.33
TOTAL OPER EXP	8	3.99	5.22	3.62	5.90	4.18	5.50	3.77	6.58
FIXED EXPENSES									
TOTAL OPER+FIX	8	3.99	5.22	3.62	5.90	5.57	5.50	3.77	6.58
LEASING EXP									
TOTAL PAYROLL	6	.22	.96	.01	1.69				
TOTAL CONTRACT	8	2.46	2.52	2.18	3.89				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	36609	7
AVG SQFT/RETAIL TENANT	3130	1
AVG SQFT/OFFICE WORKER	304	4
AVG % OFFICE OCCUPANCY	99.9	8
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	97	8

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	1.49	8	**UTILITIES TOTAL**	1.24	8	SECURITY TOTAL	.59	3	**FIXED EXP TOTAL**			**TOTAL PAYROLL**	.96	6
PAYROLL	.24	3	ELECTRICAL	.89	8	SEC PAYROLL	.07	2	REAL ESTATE TAX			CLEANING	.24	3
CONTRACT	1.02	8	GAS	.34	8	SEC CONTRACTS	.51	3	BUILDING INS			REPAIR/MAINT	.51	4
SUP/MAT/MISC	.08	1	FUEL OIL	.11	2	SEC OTHER			PERS PROP TAX			RDS/GROUNDS	.02	3
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	.22	7	OTHER TAX			SECURITY	.07	2
REPR/MAINT TOTAL	1.41	8	PURCH CH WTR			PAYROLL	.22	5	**LEASING EXPENSES**			ADMINISTRATIVE	.22	5
PAYROLL	.51	4	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	2.52	8
ELEVATOR	.19	6	WATER/SEWER	.05	7	LEGAL FEES			COMM/FEES			CLEANING	1.02	8
HVAC	.30	7	**RDS/GNDS/SEC TOTAL**	.60	6	AUDIT FEES			TENANT ALTS			REPAIR/MAINT	.96	8
ELECTRICAL	.07	7	RDS/GNDS TOTAL	.15	6	GEN OFC EXP	.37	1	BUY-OUTS			RDS/GROUNDS	.14	6
STRUCT/ROOF	.12	8	RDS/GNDS PAYRL	.02	3	OTHER ADM EXP	.17	5				SECURITY	.51	3
PLUMBING	.04	7	RDS/GNDS CONTR	.14	6							ADMINISTRATIVE	.17	2
FIRE/LIFE SFTY	.06	6	RDS/GNDS OTHER											
OTHER MAINT/SUP	.19	8												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Toronto, ON

SUBURBAN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	90,126 SQ. FT.				85,972 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA									
RETAIL AREA									
OTHER AREA									
TOTAL RENT									
MISCELLANEOUS									
TOTAL INCOME									
EXPENSE									
CLEANING	4	1.99	2.01	1.57	2.84	2.08	2.13	1.62	3.16
REPAIR-MAINT	4	1.62	1.26	.73	2.69	1.70	1.34	.80	2.94
UTILITIES	4	1.21	1.19	1.12	1.40	1.27	1.26	1.19	1.50
RDS/GRNDS/SEC	3	.64	.58			.64	.58		
ADMINISTRATIVE	3	.59	.33			.59	.33		
TOTAL OPER EXP	4	5.87	5.90	4.49	7.36	6.16	6.34	4.50	8.28
FIXED EXPENSES									
TOTAL OPER + FIX	4	5.87	5.90	4.49	7.36	6.39	6.34	4.50	8.28
LEASING EXP									
TOTAL PAYROLL	2	1.13	1.46						
TOTAL CONTRACT	4	3.60	3.89	1.48	5.86				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	8977	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	242	2
AVG % OFFICE OCCUPANCY	100.0	4
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.92	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	2.01	4
PAYROLL	1.92	1
CONTRACT	1.57	4
SUP/MAT/MISC	.08	1
TRASH REMOVAL		
REPR/MAINT TOTAL	1.26	4
PAYROLL	.23	2
ELEVATOR	.23	2
HVAC	.47	3
ELECTRICAL	.08	4
STRUCT/ROOF	.20	4
PLUMBING	.07	3
FIRE/LIFE SFTY	.02	3
OTHER MAINT/SUP	.19	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.19	4
ELECTRICAL	.67	4
GAS	.44	4
FUEL OIL		
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.05	3
RDS/GNDS/SEC TOTAL	.58	3
RDS/GNDS TOTAL	.18	3
RDS/GNDS PAYRL	.02	1
RDS/GNDS CONTR	.16	3
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.74	1
SEC PAYROLL		
SEC CONTRACTS	.74	1
SEC OTHER		
ADMIN TOTAL	.33	3
PAYROLL	.51	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.37	1
OTHER ADM EXP	.25	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL		
REAL ESTATE TAX		
BUILDING INS		
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	1.46	2
CLEANING	1.92	1
REPAIR/MAINT	.23	2
RDS/GROUNDS	.02	1
SECURITY		
ADMINISTRATIVE	.51	1
TOTAL CONTRACTS	3.89	4
CLEANING	1.57	4
REPAIR/MAINT	.98	4
RDS/GROUNDS	.16	3
SECURITY	.74	1
ADMINISTRATIVE	.17	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Vancouver, BC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	258,813 SQ. FT.				217,301 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	1					8.36	8.36		
RETAIL AREA									
OTHER AREA	1	12.28	12.28						
TOTAL RENT	1	8.58	8.58						
MISCELLANEOUS									
TOTAL INCOME	1	8.58	8.58						
EXPENSE									
CLEANING	2	.65	.66			.79	.79		
REPAIR-MAINT	3	.82	.48			.97	.51		
UTILITIES	3	.86	.76			1.02	.80		
RDS/GRNDS/SEC	1	.00	.00			.00	.00		
ADMINISTRATIVE	3	.12	.11			.12	.11		
TOTAL OPER EXP	3	2.24	2.38			2.66	2.52		
FIXED EXPENSES	1	.75	.75			.75	.75		
TOTAL OPER + FIX	3	2.36	3.13			3.27	3.27		
LEASING EXP									
TOTAL PAYROLL	1	.11	.11						
TOTAL CONTRACT	2	1.89	1.60						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	49117	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	225	1
AVG % OFFICE OCCUPANCY	90.4	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	1.00	3

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.66	2
PAYROLL		
CONTRACT	.66	2
SUP/MAT/MISC	.00	1
TRASH REMOVAL		
REPR/MAINT TOTAL	.48	3
PAYROLL	.03	1
ELEVATOR	.16	2
HVAC	.39	2
ELECTRICAL	.08	2
STRUCT/ROOF	.03	3
PLUMBING	.04	2
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.15	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.76	3
ELECTRICAL	.62	2
GAS	.01	1
FUEL OIL		
PURCH STEAM	.43	2
PURCH CH WTR		
COAL		
WATER/SEWER	.02	3
RDS/GNDS/SEC TOTAL	.00	1
RDS/GNDS TOTAL	.00	1
RDS/GNDS PAYRL		
RDS/GNDS CONTR	.00	1
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL		
SEC PAYROLL		
SEC CONTRACTS		
SEC OTHER		
ADMIN TOTAL	.11	3
PAYROLL	.09	1
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.31	1
OTHER ADM EXP	.06	2

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.75	1
REAL ESTATE TAX	.71	1
BUILDING INS	.03	1
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.11	1
CLEANING		
REPAIR/MAINT	.03	1
RDS/GROUNDS		
SECURITY		
ADMINISTRATIVE	.09	1
TOTAL CONTRACTS	1.60	2
CLEANING	[illegible]	2
REPAIR/MAINT	.86	2
RDS/GROUNDS	.00	1
SECURITY		
ADMINISTRATIVE	.11	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Victoria, BC

ALL DOWNTOWN

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	16 BLDS	1,123,392 SQ. FT.				1,062,375 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	15					12.79	10.69	9.41	13.83
RETAIL AREA	4	12.89	12.32	7.93	15.43				
OTHER AREA	5	6.79	9.15	7.20	15.35				
TOTAL RENT	15	12.66	10.56	9.41	13.88				
MISCELLANEOUS									
TOTAL INCOME	15	12.66	10.56	9.41	13.88				
EXPENSE									
CLEANING	16	.60	.58	.47	.64	.63	.59	.49	.66
REPAIR-MAINT	16	1.05	.85	.65	1.15	1.10	.86	.70	1.16
UTILITIES	16	1.04	1.04	.73	1.19	1.08	1.08	.75	1.29
RDS/GRNDS/SEC	16	.07	.06	.04	.11	.07	.06	.04	.11
ADMINISTRATIVE	16	.28	.27	.15	.44	.28	.27	.15	.44
TOTAL OPER EXP	16	3.03	3.03	2.47	3.51	3.17	3.03	2.50	3.88
FIXED EXPENSES	15	.93	.94	.61	1.09	.93	.94	.61	1.09
TOTAL OPER+FIX	16	3.93	4.05	2.98	4.44	4.07	4.10	3.01	4.47
LEASING EXP									
TOTAL PAYROLL	15	.68	.63	.61	.76				
TOTAL CONTRACT	16	1.07	.90	.78	1.12				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	19824	16
AVG SQFT/RETAIL TENANT	4961	4
AVG SQFT/OFFICE WORKER	223	15
AVG % OFFICE OCCUPANCY	98.9	16
AVG % RETAIL OCCUPANCY	100.0	4
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.84	15

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.58**	**16**
PAYROLL	.02	13
CONTRACT	.55	16
SUP/MAT/MISC	.01	9
TRASH REMOVAL		
REPR/MAINT TOTAL	**.85**	**16**
PAYROLL	.49	15
ELEVATOR	.05	13
HVAC	.08	14
ELECTRICAL	.04	15
STRUCT/ROOF	.10	16
PLUMBING	.01	15
FIRE/LIFE SFTY	.01	15
OTHER MAINT/SUP	.08	16

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.04**	**16**
ELECTRICAL	.65	16
GAS	.20	7
FUEL OIL	.20	10
PURCH STEAM	.86	1
PURCH CH WTR		
COAL	.05	1
WATER/SEWER	.04	15
RDS/GNDS/SEC TOTAL	**.06**	**16**
RDS/GNDS TOTAL	.03	15
RDS/GNDS PAYRL	.00	11
RDS/GNDS CONTR	.03	13
RDS/GNDS OTHER	.00	4

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.02	14
SEC PAYROLL	.00	6
SEC CONTRACTS	.03	11
SEC OTHER	.00	5
ADMIN TOTAL	**.27**	**16**
PAYROLL	.12	15
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.25	15
OTHER ADM EXP	.13	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.94**	**15**
REAL ESTATE TAX	.89	14
BUILDING INS	.05	15
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.63**	**15**
CLEANING	.02	13
REPAIR/MAINT	.49	15
RDS/GROUNDS	.00	11
SECURITY	.00	6
ADMINISTRATIVE	.12	15
TOTAL CONTRACTS	**.90**	**16**
CLEANING	.55	16
REPAIR/MAINT	.32	16
RDS/GROUNDS	.03	13
SECURITY	.03	11
ADMINISTRATIVE	.13	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	9 BLDS	284,154 SQ. FT.				278,489 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	8					10.79	10.52	9.17	12.43
RETAIL AREA									
OTHER AREA	2	14.15	13.59						
TOTAL RENT	8	10.80	10.52	9.17	12.46				
MISCELLANEOUS									
TOTAL INCOME	8	10.80	10.52	9.17	12.46				
EXPENSE									
CLEANING	9	.62	.59	.45	.67	.64	.59	.45	.68
REPAIR-MAINT	9	.94	.80	.61	1.12	.96	.81	.61	1.14
UTILITIES	9	1.10	1.04	.77	1.59	1.13	1.10	.77	1.59
RDS/GRNDS/SEC	9	.09	.07	.04	.13	.09	.07	.04	.13
ADMINISTRATIVE	9	.28	.15	.15	.44	.28	.15	.15	.44
TOTAL OPER EXP	9	3.04	3.04	2.48	3.79	3.10	3.04	2.48	4.03
FIXED EXPENSES	8	.87	.95	.41	1.12	.87	.95	.41	1.12
TOTAL OPER+FIX	9	3.78	4.00	3.32	4.44	3.80	4.13	3.45	4.47
LEASING EXP									
TOTAL PAYROLL	8	.71	.69	.53	.82				
TOTAL CONTRACT	9	1.13	.89	.73	1.13				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	11041	9
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	248	8
AVG % OFFICE OCCUPANCY	99.1	9
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.90	9

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.59**	**9**
PAYROLL	.04	6
CONTRACT	.49	9
SUP/MAT/MISC	.02	3
TRASH REMOVAL		
REPR/MAINT TOTAL	**.80**	**9**
PAYROLL	.44	8
ELEVATOR	.05	6
HVAC	.06	9
ELECTRICAL	.04	8
STRUCT/ROOF	.07	9
PLUMBING	.01	8
FIRE/LIFE SFTY	.01	9
OTHER MAINT/SUP	.07	9

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	**1.04**	**9**
ELECTRICAL	.72	9
GAS	.20	3
FUEL OIL	.28	5
PURCH STEAM	.86	1
PURCH CH WTR		
COAL		
WATER/SEWER	.04	9
RDS/GNDS/SEC TOTAL	**.07**	**9**
RDS/GNDS TOTAL	.03	8
RDS/GNDS PAYRL	.00	5
RDS/GNDS CONTR	.05	6
RDS/GNDS OTHER		

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.05	7
SEC PAYROLL	.00	3
SEC CONTRACTS	.05	5
SEC OTHER	.00	2
ADMIN TOTAL	**.15**	**9**
PAYROLL	.14	8
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.15	8
OTHER ADM EXP	.13	1

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	**.95**	**8**
REAL ESTATE TAX	.90	7
BUILDING INS	.04	8
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	**.69**	**8**
CLEANING	.04	6
REPAIR/MAINT	.44	8
RDS/GROUNDS	.00	5
SECURITY	.00	3
ADMINISTRATIVE	.14	8
TOTAL CONTRACTS	**.89**	**9**
CLEANING	.49	9
REPAIR/MAINT	.26	9
RDS/GROUNDS	.05	6
SECURITY	.05	5
ADMINISTRATIVE	.13	1

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Victoria, BC

DOWNTOWN 50,000-100,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	3 BLDS	190,505 SQ. FT.				181,495 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	3					9.84	9.41		
RETAIL AREA	1	5.38	5.38						
OTHER AREA	1	5.70	5.70						
TOTAL RENT	3	9.64	9.41						
MISCELLANEOUS									
TOTAL INCOME	3	9.64	9.41						
EXPENSE									
CLEANING	3	.51	.48			.53	.55		
REPAIR-MAINT	3	.80	.65			.84	.75		
UTILITIES	3	.58	.66			.61	.66		
RDS/GRNDS/SEC	3	.08	.06			.08	.06		
ADMINISTRATIVE	3	.35	.39			.35	.39		
TOTAL OPER EXP	3	2.32	1.99			2.43	2.29		
FIXED EXPENSES	3	.82	.73			.82	.73		
TOTAL OPER + FIX	3	3.14	2.73			3.25	2.91		
LEASING EXP -									
TOTAL PAYROLL	3	.61	.61						
TOTAL CONTRACT	3	.82	.82						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	17964	3
AVG SQFT/RETAIL TENANT	2230	1
AVG SQFT/OFFICE WORKER	321	3
AVG % OFFICE OCCUPANCY	99.0	3
AVG % RETAIL OCCUPANCY	100.0	1
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.89	2

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.48	3
PAYROLL	.02	3
CONTRACT	.46	3
SUP/MAT/MISC	.01	2
TRASH REMOVAL		
REPR/MAINT TOTAL	.65	3
PAYROLL	.39	3
ELEVATOR	.03	3
HVAC	.07	2
ELECTRICAL	.04	3
STRUCT/ROOF	.10	3
PLUMBING	.02	3
FIRE/LIFE SFTY	.03	2
OTHER MAINT/SUP	.07	3

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	.66	3
ELECTRICAL	.39	3
GAS	.04	3
FUEL OIL	.11	1
PURCH STEAM		
PURCH CH WTR		
COAL	.05	1
WATER/SEWER	.04	2
RDS/GNDS/SEC TOTAL	.06	3
RDS/GNDS TOTAL	.03	3
RDS/GNDS PAYRL	.00	2
RDS/GNDS CONTR	.03	3
RDS/GNDS OTHER	.00	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.00	3
SEC PAYROLL	.00	1
SEC CONTRACTS	.02	2
SEC OTHER		
ADMIN TOTAL	.39	3
PAYROLL	.12	3
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.25	3
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.73	3
REAL ESTATE TAX	.70	3
BUILDING INS	.04	3
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.61	3
CLEANING	.02	3
REPAIR/MAINT	.39	3
RDS/GROUNDS	.00	2
SECURITY	.00	1
ADMINISTRATIVE	.12	3
TOTAL CONTRACTS	.82	3
CLEANING	.46	3
REPAIR/MAINT	.31	3
RDS/GROUNDS	.03	3
SECURITY	.02	2
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN 100,000-300,000 SQ. FT.

	TOTAL BUILDING RENTABLE AREA					TOTAL OFFICE RENTABLE AREA			
	4 BLDS	848,733 SQ. FT.				602,391 SQ. FT.			
	# BLDS	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
INCOME		AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
OFFICE AREA	4					14.49	13.75	11.24	17.15
RETAIL AREA	3	13.84	14.15						
OTHER AREA	2	9.34	10.69						
TOTAL RENT	4	14.24	13.82	11.30	16.39				
MISCELLANEOUS									
TOTAL INCOME	4	14.24	13.82	11.30	16.39				
EXPENSE									
CLEANING	4	.61	.58	.56	.66	.66	.60	.58	.74
REPAIR-MAINT	4	1.16	1.09	.87	1.47	1.23	1.21	.89	1.61
UTILITIES	4	1.14	1.17	.95	1.26	1.20	1.29	.99	1.35
RDS/GRNDS/SEC	4	.05	.05	.04	.08	.05	.05	.04	.08
ADMINISTRATIVE	4	.26	.27	.15	.42	.26	.27	.15	.42
TOTAL OPER EXP	4	3.23	3.18	2.87	3.59	3.43	3.49	2.91	4.00
FIXED EXPENSES	4	.99	.87	.52	1.34	.99	.87	.52	1.34
TOTAL OPER + FIX	4	4.22	4.33	3.57	4.75	4.42	4.43	3.61	5.15
LEASING EXP									
TOTAL PAYROLL	4	.69	.62	.61	.79				
TOTAL CONTRACT	4	1.11	1.04	.90	1.31				

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	33054	4
AVG SQFT/RETAIL TENANT	5897	3
AVG SQFT/OFFICE WORKER	197	4
AVG % OFFICE OCCUPANCY	98.8	4
AVG % RETAIL OCCUPANCY	100.0	3
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.80	4

DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	.58	4
PAYROLL	.01	4
CONTRACT	.56	4
SUP/MAT/MISC	.00	4
TRASH REMOVAL		
REPR/MAINT TOTAL	1.09	4
PAYROLL	.50	4
ELEVATOR	.07	4
HVAC	.25	3
ELECTRICAL	.06	4
STRUCT/ROOF	.10	4
PLUMBING	.01	4
FIRE/LIFE SFTY	.01	4
OTHER MAINT/SUP	.15	4

DETAIL*	MEDIAN	BLDS
UTILITIES TOTAL	1.17	4
ELECTRICAL	.94	4
GAS	.32	1
FUEL OIL	.10	4
PURCH STEAM		
PURCH CH WTR		
COAL		
WATER/SEWER	.04	4
RDS/GNDS/SEC TOTAL	.06	4
RDS/GNDS TOTAL	.03	4
RDS/GNDS PAYRL	.00	4
RDS/GNDS CONTR	.02	4
RDS/GNDS OTHER	.00	2

DETAIL*	MEDIAN	BLDS
SECURITY TOTAL	.01	4
SEC PAYROLL	.00	2
SEC CONTRACTS	.01	4
SEC OTHER	.00	3
ADMIN TOTAL	.27	4
PAYROLL	.11	4
MGMT FEES		
LEGAL FEES		
AUDIT FEES		
GEN OFC EXP	.15	4
OTHER ADM EXP		

DETAIL*	MEDIAN	BLDS
FIXED EXP TOTAL	.87	4
REAL ESTATE TAX	.81	4
BUILDING INS	.05	4
PERS PROP TAX		
OTHER TAX		
LEASING EXPENSES		
ADV/PROMOTION		
COMM/FEES		
TENANT ALTS		
BUY-OUTS		

DETAIL*	MEDIAN	BLDS
TOTAL PAYROLL	.62	4
CLEANING	.01	4
REPAIR/MAINT	.50	4
RDS/GROUNDS	.00	4
SECURITY	.00	2
ADMINISTRATIVE	.11	4
TOTAL CONTRACTS	1.04	4
CLEANING	.56	4
REPAIR/MAINT	.45	4
RDS/GROUNDS	.02	4
SECURITY	.01	4
ADMINISTRATIVE		

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

West Prince Rupert, BC

ALL DOWNTOWN

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	68,344 SQ. FT.				64,222 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.11	11.97		
RETAIL AREA									
OTHER AREA	2	4.21	7.08						
TOTAL RENT	3	11.63	11.76						
MISCELLANEOUS									
TOTAL INCOME	3	11.63	11.76						
EXPENSE									
CLEANING	3	.75	.50			.79	.52		
REPAIR-MAINT	3	.91	.83			.97	.98		
UTILITIES	3	.91	.88			.97	.98		
RDS/GRNDS/SEC	3	.64	.19			.64	.19		
ADMINISTRATIVE	3	.50	.50			.50	.50		
TOTAL OPER EXP	3	3.71	3.00			3.95	3.30		
FIXED EXPENSES	3	1.30	.99			1.30	.99		
TOTAL OPER+FIX	3	5.01	4.72			5.25	4.72		
LEASING EXP									
TOTAL PAYROLL	3	.58	.60						
TOTAL CONTRACT	3	1.71	.95						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5533	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	539	3
AVG % OFFICE OCCUPANCY	94.8	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.87	3

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.50**	**3**	**UTILITIES TOTAL**	**.88**	**3**	SECURITY TOTAL	.03	3	**FIXED EXP TOTAL**	**.99**	**3**	**TOTAL PAYROLL**	**.60**	**3**
PAYROLL	.00	1	ELECTRICAL	.41	3	SEC PAYROLL			REAL ESTATE TAX	.94	3	CLEANING	.00	1
CONTRACT	.49	3	GAS	.34	3	SEC CONTRACTS	.02	3	BUILDING INS	.05	3	REPAIR/MAINT	.41	3
SUP/MAT/MISC	.00	1	FUEL OIL			SEC OTHER	.00	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	**.50**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.83**	**3**	PURCH CH WTR			PAYROLL	.18	3	**LEASING EXPENSES**			ADMINISTRATIVE	.18	3
PAYROLL	.41	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.95**	**3**
ELEVATOR	.02	1	WATER/SEWER	.10	3	LEGAL FEES			COMM/FEES			CLEANING	.49	3
HVAC	.05	3	**RDS/GNDS/SEC TOTAL**	**.19**	**3**	AUDIT FEES			TENANT ALTS			REPAIR/MAINT	.26	3
ELECTRICAL	.17	2	RDS/GNDS TOTAL	.17	3	GEN OFC EXP	.32	3	BUY-OUTS			RDS/GROUNDS	.17	3
STRUCT/ROOF	.14	3	RDS/GNDS PAYRL			OTHER ADM EXP						SECURITY	.02	3
PLUMBING	.02	3	RDS/GNDS CONTR	.17	3							ADMINISTRATIVE		
FIRE/LIFE SFTY	.03	1	RDS/GNDS OTHER											
OTHER MAINT/SUP	.19	3												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

DOWNTOWN LESS THAN 50,000 SQ. FT.

		TOTAL BUILDING RENTABLE AREA				TOTAL OFFICE RENTABLE AREA			
	3 BLDS	68,344 SQ. FT.				64,222 SQ. FT.			
	#	DOLLARS/SQ. FT.		MID RANGE		DOLLARS/SQ. FT.		MID RANGE	
	BLDS	AVG	MEDIAN	LOW	HIGH	AVG	MEDIAN	LOW	HIGH
INCOME									
OFFICE AREA	3					12.11	11.97		
RETAIL AREA									
OTHER AREA	2	4.21	7.08						
TOTAL RENT	3	11.63	11.76						
MISCELLANEOUS									
TOTAL INCOME	3	11.63	11.76						
EXPENSE									
CLEANING	3	.75	.50			.79	.52		
REPAIR-MAINT	3	.91	.83			.97	.98		
UTILITIES	3	.91	.88			.97	.98		
RDS/GRNDS/SEC	3	.64	.19			.64	.19		
ADMINISTRATIVE	3	.50	.50			.50	.50		
TOTAL OPER EXP	3	3.71	3.00			4.07	3.39		
FIXED EXPENSES	3	1.30	.99			1.30	.99		
TOTAL OPER+FIX	3	5.01	4.72			5.20	4.72		
LEASING EXP									
TOTAL PAYROLL	3	.58	.60						
TOTAL CONTRACT	3	.46	.95						

OCCUPANCY INFO.		BLDS
AVG SQFT/OFFICE TENANT	5533	3
AVG SQFT/RETAIL TENANT	0	0
AVG SQFT/OFFICE WORKER	539	3
AVG % OFFICE OCCUPANCY	94.8	3
AVG % RETAIL OCCUPANCY	.0	0
AVG $ RATE YR-END RENT	.00	0
RENTABLE/GROSS SQFT	.87	3

DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS	DETAIL*	MEDIAN	BLDS
CLEANING TOTAL	**.50**	**3**	**UTILITIES TOTAL**	**.88**	**3**	SECURITY TOTAL	.03	3	**FIXED EXP TOTAL**	**.99**	**3**	**TOTAL PAYROLL**	**.60**	**3**
PAYROLL	.00	1	ELECTRICAL	.41	3	SEC PAYROLL			REAL ESTATE TAX	.94	3	CLEANING	.00	1
CONTRACT	.49	3	GAS	.34	3	SEC CONTRACTS	.02	3	BUILDING INS	.05	3	REPAIR/MAINT	.41	3
SUP/MAT/MISC	.00	1	FUEL OIL			SEC OTHER	.00	3	PERS PROP TAX			RDS/GROUNDS		
TRASH REMOVAL			PURCH STEAM			**ADMIN TOTAL**	**.50**	**3**	OTHER TAX			SECURITY		
REPR/MAINT TOTAL	**.83**	**3**	PURCH CH WTR			PAYROLL	.18	3	**LEASING EXPENSES**			ADMINISTRATIVE	.18	3
PAYROLL	.41	3	COAL			MGMT FEES			ADV/PROMOTION			**TOTAL CONTRACTS**	**.95**	**3**
ELEVATOR	.02	1	WATER/SEWER	.10	3	LEGAL FEES			COMM/FEES			CLEANING	.49	3
HVAC	.05	3	**RDS/GNDS/SEC TOTAL**	**.19**	**3**	AUDIT FEES			TENANT ALTS			REPAIR/MAINT	.26	3
ELECTRICAL	.17	2	RDS/GNDS TOTAL	.17	3	GEN OFC EXP	.32	3	BUY-OUTS			RDS/GROUNDS	.17	3
STRUCT/ROOF	.14	3	RDS/GNDS PAYRL			OTHER ADM EXP						SECURITY	.02	3
PLUMBING	.02	3	RDS/GNDS CONTR	.17	3							ADMINISTRATIVE		
FIRE/LIFE SFTY	.03	1	RDS/GNDS OTHER											
OTHER MAINT/SUP	.19	3												

*TOTAL BUILDING RENTABLE AREA-MEDIAN DOLLARS/SQ. FT.

Appendices

Appendix A—EER Instructions and Survey Form

Appendix B—Pro-Forma Worksheet and Formulas

Appendix C—BOMA Functional Accounting Guide

Appendix D—*BOMA/ANSI Standard Method for Measuring Floor Area in Office Buildings*

Appendix A

Appendix A

1988 EXPERIENCE EXCHANGE REPORT SURVEY

Building Owners
and Managers
Association
International

1250 Eye Street, N.W.
Washington, D.C.
20005
(202) 289-7000

BOMA
INTERNATIONAL

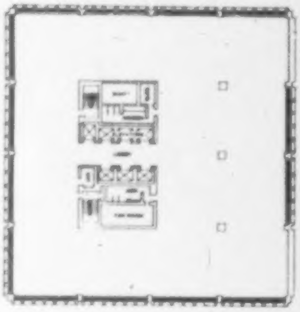
Building Data Section

Question No.	
1–4	The name and street address of the building being reported.
5-9	The name and mailing address of the person to whom the Expense Performance Comparison is to be sent.
10	The name and telephone number of the person preparing the survey form.
11	The appropriate box checked indicates the method of floor measurement used to determine the building's square footage. (Note: if reporting in square meters, indicate this directly on the survey form.) If convenient, we prefer that you use the BOMA Standard Method of Floor Measurement "Rentable Area" full floor method as shown in the diagram below:

How to Calculate Rentable Area

The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetration of the floor.

No deductions shall be made for columns and projections necessary to the building.



12A	Total rentable square footage of office areas. Office areas should comprise at least 75% of total building rentable area for inclusion of the building in this survey.
12B	Total rentable square footage of retail areas. The total of retail and other areas (excluding parking) should not exceed 25% of the total building rentable area for inclusion in this survey.
12C	Total rentable square footage, residential, industrial and other non-office, non-retail space but not including parking area. The total of other and retail areas should not exceed 25% of total building rentable area for inclusion of the building in the survey.
12D	Total of office (12A), retail (12B) and other (12C) space.
12E	The Construction area of the building, excluding parking areas: "The Construction Area of a floor shall be computed by measuring to the outside finished surface of permanent outer building walls. The Construction Area of a building shall be the sum of the constructed area of all enclosed floors of the building, including basements, mechanical equipment, floors, penthouses, and the like." (From the American National Standard Z65.1-1980)
13	The number of buildings, if a complex is being reported. Do not report more than one building or complex. If possible please report each building in complex separately.
14	Approximate year building opened if the actual year is not known. If more than one building, give year of building with the most space.
15	Number of above ground floors. If more than one building, give height of building with the most space. A floor with more than half of its outside wall exposed would be considered as above ground floor.
16	The nature of the building's location relative to urban character.
17	The nearest "major" city to the building. For example, if the building is in a suburb of Washington, DC, then you would report Washington, DC as the major city. If your building is not located near a major city then report the closest city of significance.
18A	Is a fee paid to an agency for the management of the building?
18B	Check the box of the category that best describes the office building's type of use.

General	Multi-tenant building. Includes buildings with owner-occupied space if there are other tenants in the building.
Single Purpose	Single tenant building or building that is 100% owner-occupied.
Medical	Building with at least 75% of its space dedicated to doctor's offices and/or medical related offices. Includes owner-occupied or single tenant building if owner/tenant is medical related.
Financial	Building with at least 75% of its space dedicated to financial offices (example: bank headquarters, investment firm, etc.) Includes owner-occupied or single tenant building if owner/tenant is finance oriented.
Government	Government-owned building or building solely occupied and operated by government.

Building Data Section (Continued)

18C Is the majority of the building's insurance covered through a self insurance program (i.e., building does not pay a premium to an insurance company but maintains its own reserve fund to cover losses)? Check "no" if the majority of the building's insurance is covered in a policy with an insurance company.

19 The number of office tenants (leaseholders), retail tenants (leaseholders) and leaseholders of other space.

20 The number of employees working in the office area, retail area and other area.

21 The average occupancy rate for the total office area and total retail area during the previous calendar (or fiscal) year.

22 The annual base rental rate (full service) of office space. Report the price quoted the last time office space was leased or offered during the previous calendar (or fiscal) year. Report in dollars per square foot per year.

Retail Area Only

Report the number of retail rentable square feet that apply to 23A, 23B, 23C below. Square feet answers should not exceed the square footage reported in line 12B.

23A The number of retail rentable square feet for which building management supplies cleaning.

23B The number of retail rentable square feet that are under a full service lease.

23C The number of retail rentable square feet for which the building provides or sells energy. The cost of this energy should be included in total building energy expenses.

Income/Expense Summary Section

Submit data which covers only the previous calendar or fiscal year. Report in whole dollars — no cents.

The following income and expense summary sections are all that are required for reporting. The expense detail section (back side of survey form) serves as a guide for calculating expense summary figures, and you are encouraged to complete it.

24 Check the appropriate box to indicate if you are reporting in U.S. or Canadian dollars.

Income Section

Income from all rentable space, including the fair market value rent of space occupied by owner or manager. Normal escalation income and normal operating expense recovery should be reported in the appropriate rental income category, but do not include parking income.

25A Base rental and operating expense escalation/recovery income from office areas.

25B Base rental and operating expense escalation/recovery income from retail areas. (For explanation of retail area, see 12B).

25C Rental income from other areas. Do not include parking income.

25D Total of office rental income (25A), retail income (25B) and other space rental income (25C).

26 Report all non-rental income. Include tenant payment for extraordinary services not included in the lease (if the cost to provide those services is not expensed, then include only the associated net profit), wastepaper sales, vending machine collections and non-lease-provided energy sales to tenants or other purchasers and all other income beyond rent. Do not include parking income. Normal escalation income should be reported in lines 25A-C.

27 Total of total rental income (25D) and miscellaneous income (26).

Expense Summary Section

Expense summary figures are totals of detail categories. The expense detail categories are on the back side of the survey form. We suggest that you skip to the back page now, complete it, and simply transfer your expenses to the expense summary section on the front.

28 All required items for both daytime and nightime cleaning of offices, public areas, atriums, elevators, restrooms, windows, etc. Includes upkeep and ordinary expensed replacement of cleaning equipment and supplies. Exclude any expenses for machine rooms and other restricted access areas. CLEANING contains the expense detail categories of payroll, contract service, supplies and trash removal.

29 All expenses for the general repair and maintenance of the building including common areas and general upkeep. Includes both in-house payroll and contracted services. REPAIRS AND MAINTENANCE contains the expense detail categories of payroll, contracted elevator, HVAC, electrical, plumbing, and fire and life safety expenses and other building maintenance/supplies.

Income/Expense Summary Section (Continued)

30 All utilities expensed to the building. Includes energy that is sub-metered, even if you are receiving income for it. Report Total expense, not Net expense after tenant reimbursement. If utilities are metered directly from the utility company to the tenant then estimate the expense and indicate, on the form, that it is an estimate. UTILITIES contains the expense detail categories of electricity, gas, fuel oil, purchased steam, purchased chilled water, coal and water/sewer.

31 Expenses related to the exterior maintenance of the building (such as landscaping, snow removal, parking lot repairs, site signage, site lighting, etc.) and expenses to the security of tenants and the building. Exclude expenses related to the building structure itself or remote mechanical equipment. If the building charges a parking fee, exclude any of the parking area's maintenance costs. ROADS/GROUNDS/SECURITY contains the expense detail categories of roads/grounds payroll, contract services and other expenses, and security payroll, contract services and other expenses.

32 Expenses directly connected with administration of the building. Exclude general maintenance/operating costs. ADMINISTRATIVE contains the expense detail categories of payroll, management fees, legal fees, audit fees, general office expense and other administrative expense.

33 Total of CLEANING (28), REPAIRS AND MAINTENANCE (29), UTILITIES (30), ROADS/GROUNDS/SECURITY (31), and ADMINISTRATIVE (32) EXPENSES

34 FIXED EXPENSES contains the expense detail categories of real estate taxes, building insurance, personal property tax and other tax.

35 Total of OPERATING EXPENSES (33) and FIXED EXPENSES (34).

36 Cash expenditures directly related to the leasing of space regardless of how they were booked for accounting purposes. Exclude amortizations of prior year expenditures. The purpose in focusing on these expenditures is to provide a detailed cash basis analysis that relates to general market activity.

Payroll and Contracts

These expenses are components of the previous expense summary figures. We ask you to recap them below to provide figures for comparing payroll vs. contract costs.

37 Total payroll expense for personnel directly employed by the building.

38 Total contract service expense for building services contracted outside the building staff.

Expense Detail Section *(Refer to back of the survey form)*

Cleaning

39A Payroll, taxes and fringe benefits for directly employed cleaning personnel including salaried supervisors or managers. For payroll personnel jointly responsible for cleaning and repairs/maintenance, report their payroll costs in 39A and 40A in proportion to the amount of time spent in cleaning (39A) and repairs/maintenance (40A).

39B Expenses of individuals/firms contracted from outside the normal building staff to perform specified cleaning tasks. Included here might be everything from normal space cleaning to window washing, drapery, and carpet cleaning.

39C Expenses of ordinary cleaning supplies and materials plus expensed upkeep or replacement of cleaning equipment. Includes other miscellaneous cleaning expenses.

39D Trash removal expenses.

39E Total of cleaning expenses categories (39A-D). Transfer figure to line 28 in the Expense Summary.

Repairs and Maintenance

40A Payroll, taxes and fringe benefits for directly employed operating engineers and maintenance personnel; including salaried operating or chief engineer. (See 39A)

40B Expense of elevator contract services and supplies/materials.

40C Expense of HVAC contract services and supplies/materials.

40D Expense of electrical contract services and supplies/materials.

40E Expense of structural/roof contract services and supplies/materials.

40F Expense of plumbing contract services and supplies/materials for domestic waste and sewage services. Exclude piping for the mechanical system or sprinkler/standpipe system.

40G Expense of fire and life safety contract services and supplies/materials.

40H Contracts and services for general upkeep, including non-tenant areas such as lobbies and hallways. Include other repair and maintenance contract expenses and general supplies not allocated to the previous categories.

40I Total of repairs and maintenance expense categories (40A–H). Transfer figure to line 29.

Expense Detail Section (Continued) *(Refer to back of the survey form)*

Utilities

41A	Check "yes" if the building's energy is supplied by electricity only and no other fuel types are used except for on-site electricity generation.
41A-1	Check "yes" if the building's electricity charges are determined by a pricing schedule that changes according to the building's electric usage during specified periods.
41A-2	Check "yes" if the building utilizes on-site equipment to supplement at least part of its normal electric consumption. This does not apply to generators used only in emergencies.
41B-O	*For the remaining utility expense categories (41B-N), report the total expense and usage amounts for each energy type (refer to monthly utility bills for energy usage amounts). Report the total of the utility expense categories in line 41O, transfer figure to line 30.*

Roads/Grounds/Security

Roads and Grounds

42A	Payroll, taxes and fringe benefits for directly employed roads/grounds personnel.
42B	Expenses of individuals/firms contracted from outside the normal building staff to perform specified roads/grounds tasks.
42C	Expenses of maintenance supplies and materials used in upkeep of exterior areas such as fertilizer and ice melt chemicals. Include cost of maintenance of roads/grounds equipment and any other miscellaneous expense.
42D	Total of roads/grounds expense categories (42A–C).

Roads/Grounds/Security

Security

42E	Payroll, taxes and fringe benefits for directly employed security personnel.
42F	Expenses of individuals/firms contracted from outside the normal building staff to perform specified security tasks.
42G	Ordinary supplies necessary to operate a security program such as batteries, control forms, access cards, etc. and any other miscellaneous security expenses.
42H	Total of security expense categories (42E–G).
42I	Total of total roads/grounds (42D) and total security expense categories (42H). Transfer figure to line 31.

Administrative

43A	Payroll, taxes and fringe benefits for directly employed adminstrative personnel such as building manager, building secretary, assistant building manager. If you checked "no" in line 18A you should report an expense here. (Engineering, maintenance and other building staff payroll should be reported on line 40A.)
43B	Fees if building is managed under a management contract. If you checked "yes" in line 18A you should report an expense here.
43C	Legal fees pertaining to the operation of the building such as labor disputes, and contractor agreements. Exclude legal cost pertaining to leasing (reported in line 45B).
43D	Accounting, data processing and auditing costs necessary to satisfy tenant lease requirements and permanent lender requirements. Excludes cost of owner's income tax work, partnership reporting requirements or other non-operating accounting work.
43E	General expense of running and maintaining the Office of Building Management such as: supplies, furniture, telephone, temporary help, and postage. Include "office rent" for the Office of Building Management, calculated at fair market value.
43F	Other expenses such as engineering consultants, advertising for employees, service contract solicitation, auto expense, travel and entertainment, training, and any other non-leasing purpose: business license, dues and subscriptions or miscellaneous expense.
43G	Total of administrative expense categories (43A–F). Transfer figure to line 32.

Fixed Expenses

44A	Total land and building real estate taxes.
44B	All types of building insurance including fire, casualty, errors and omissions. Excludes insurance relating to employee benefits; this belongs in the appropriate payroll category.
44C	Personal property tax expense.
44D	Any kind of annual or periodic tax, excise tax, gross sales tax, or leasing tax.
44E	Total of fixed expense categories (44A–D). Transfer figure to line 35.

Expense Detail Section (Continued) *(Refer to back of the survey form)*

Leasing Expense

45A	Costs for advertising and promoting building space.
45B	Leasing commissions and other fees for obtaining tenants, and legal fees incurred for lease negotiations.
45C	Alteration expenditures made during the year to retain current tenants or secure new tenants. Include the value of standard items supplied from building inventory and deduct all tenant contributions toward alterations cost.
45D	Expense of buying out existing tenants.
45E	Total of leasing expense categories (45A–D). Transfer figure to line 36.

Payroll and Contracts

Total Payroll

46A	Transfer figure from line 39A.
46B	Transfer figure from line 40A.
46C	Transfer figure from line 42A.
46D	Transfer figure from line 42E.
46E	Transfer figure from line 43A.
46F	Total of payroll categories (46A–E). Transfer figure to line 37.

Total Contracts

47A	Transfer figure from line 39B.
47B	Total of contract service expenses extracted from lines 40B, 40C, 40D, 40E and 40F (exclude supplies/materials).
47C	Contract service expense extracted from line 42B.
47D	Contract service expense extracted from line 42F.
47E	Contract service expense extracted from lines 43B, 43C, and 43D.
47F	Total of contract categories (47A–E). Transfer figure to line 38.

1988 BOMA EXPERIENCE EXCHANGE REPORT FOR DOWNTOWN AND SUBURBAN OFFICE BUILDINGS
Data for Calendar or Fiscal Year 1987

P	I	E

PEEL MAILING LABEL FROM BACK COVER AND PLACE HERE

DEADLINE: MARCH 15

Send to:
1250 Eye St., N.W., Suite 200
Washington, D.C. 20005
202-289-7000

BUILDING DATA

1. BUILDING NAME ______
2. ADDRESS ______
3. CITY ______
4. STATE/PROV ______ ZIP/ZONE ______

Person to whom EPC analysis is to be sent:

5. NAME ______
6. COMPANY ______
7. ADDRESS ______ SUITE ______
8. CITY ______
9. STATE/PROV ______ ZIP/ZONE ______

Person preparing form:

10. NAME ______ PHONE (____) ______
11. Indicate the method of floor measurement used to determine the building's square footage.
    1. ☐ BOMA Rentable 2. ☐ GSA 3. ☐ New York (REB 68)
    4. ☐ BOMA Usable 5. ☐ Other: ______
12. **RENTABLE SQUARE FOOTAGE**
    - A. Rentable Office Area ______
    - B. Rentable Retail Area ______
    - C. Rentable Other Area ______
    - D. TOTAL RENTABLE AREA ______
    - E. **TOTAL CONSTRUCTION AREA** WITHOUT PARKING ______
13. Number of buildings in this report ______
14. Year building opened ______
15. Number of above-ground stories ______
16. Where is the building located? 1. ☐ Downtown area 2. ☐ Suburban area 3. ☐ Rural area
17. What Major City is it in or near? ______

18A. Is this building operated by a private management agency? ☐ Yes ☐ No

18B. Which *one* of these categories *best* fits this building's type of use?
1. ☐ General (multi-tenant)
2. ☐ Single Purpose
3. ☐ Medical
4. ☐ Financial
5. ☐ Government-owned or solely occupied *and* operated by gov't.)

18C. Is this building self-insured? ☐ Yes ☐ No

19A. How many leaseholders (tenants) hold space in
1. Office area ______
2. Retail area ______
3. Other area ______

19B. Sq. Ft. occupied by largest single tenant ______

20. What is the number (population) of employees/workers in:
1. Office area ______
2. Retail area ______
3. Other area ______

21. What was your average occupancy rate for the Calendar Year 1987? 1. Office area ______ % 2. Retail area ______ %
22. The last time you leased or offered *office* space during this reporting period, what was its annual base rental rate (full service)? $ ______ dollars per sq./ft. per yr
23. **RETAIL AREA ONLY:** about how many rentable square feet:
    - A. Do you provide cleaning? ______ Retail Sq. Ft.
    - B. Are under full service lease? ______ Retail Sq. Ft.
    - C. Buy or are provided energy, cost for which is in your utilities? (Whether supplied, passed through or sold.) ______ Retail Sq. Ft.

INCOME/EXPENSE SUMMARY

(see reverse)
Please submit data which covers only actual '87 calendar or fiscal year. Report in whole dollars–no cents.

24. Dollars are: ☐ U.S. ☐ Canadian

INCOME DATA

25. Rental Income
    - A. Office $ ______
    - B. Retail $ ______
    - C. Other $ ______
    - D. Total Rental Income $ ______
26. Miscellaneous $ ______
27. TOTAL INCOME $ ______

EXPENSE DATA

28. Cleaning $ ______ line 39E
29. Repairs & Maintenance $ ______ line 40I
30. Utilities $ ______ line 41O
31. Roads/Grounds/Security $ ______ line 42I
32. Administrative $ ______ line 43G
33. TOTAL OF ALL OPERATING EXPENSES $ ______ total lines 28-32
34. Fixed Expenses $ ______ line 44E
35. TOTAL OPERATING AND FIXED EXPENSES $ ______ total lines 33-34
36. Leasing Expenses $ ______ line 45E
37. Total Payroll (recapitulation of operating expense categories) $ ______ line 46F
38. Total Contracts (recapitulation of above operating expense categories) $ ______ line 47F

OVER FOR EXPENSE DETAIL SECTION

BUILDING NAME ______________________________

EXPENSE DETAIL DATA

TRANSFER ALL TOTALS TO FRONT

39. CLEANING

A. Payroll, Taxes, Fringes $ ________
B. Contract Services $ ________
C. Supplies/Materials/Misc $ ________
D. Trash Removal $ ________
E. TOTAL CLEANING

$ ________ Transfer to Front

40. REPAIRS/MAINTENANCE

A. Payroll, Taxes, Fringes $ ________
B. Elevator $ ________
C. HVAC $ ________
D. Electrical $ ________
E. Structural/Roof $ ________
F. Plumbing $ ________
G. Fire and Life Safety $ ________
H. Other Building Maint./Supplies $ ________
I. TOTAL REPAIRS AND MAINTENANCE

$ ________ Transfer to Front

41. UTILITIES

A. Is this building all electric? ☐ Yes ☐ No
A-1 Is this building on time of day electric pricing? ☐ Yes ☐ No
A-2 Does this building routinely utilize on-site equipment to generate electricity? ☐ Yes ☐ No
B. Electric $ ________ C. ________ KWH
D. Gas $ ________ E. ________ MCF
F. Fuel Oil $ ________ G. ________ U.S. Gallons
H. Purchased Steam $ ________ I. ________ 1000 lbs
J. Pur. Chill Wtr $ ________ K. ________ 1000 Tons-Hrs
L. Coal $ ________ M. ________ Tons (2000 lb)
N. Water/Sewer
O. TOTAL UTILITIES

$ ________ Transfer to Front

42. ROADS/GROUNDS/SECURITY

ROADS/GROUNDS

A. Payroll, Taxes, Fringes $ ________
B. Contract Services $ ________
C. Other Rds/Grnds Exp $ ________
D. Total Roads/Grounds $ ________

SECURITY

E. Payroll, Taxes, Fringes $ ________
F. Contract Services $ ________
G. Other Security Expense $ ________
H. TOTAL SECURITY $ ________
I. TOTAL ROADS/GROUNDS/SECURITY

$ ________ Transfer to Front

43. ADMINISTRATIVE

A. Payroll, Taxes, Fringes $ ________
B. Management Fees $ ________
C. Legal Fees $ ________
D. Audit Fees $ ________
E. General Office Expense $ ________
F. Other Admin. Expense $ ________
G. TOTAL ADMINISTRATIVE

$ ________ Transfer to Front

44. FIXED EXPENSES

A. Real Estate Taxes $ ________
B. Building Insurance $ ________
C. Personal Property Tax $ ________
D. Other Tax $ ________
E. TOTAL FIXED EXPENSES

$ ________ Transfer to Front

45. LEASING EXPENSE

A. Advertising/Promotion $ ________
B. Commissions and Legal Fees $ ________
C. Tenant Alterations $ ________
D. Buy-Outs $ ________
E. TOTAL LEASING EXPENSES

$ ________ Transfer to Front

PAYROLL AND CONTRACTS

46. TOTAL PAYROLL

(Recapitulation from Expense Categories)

A. Cleaning $ ________
B. Repairs & Maintenance $ ________
C. Roads/Grounds $ ________
D. Security $ ________
E. Administrative $ ________
F. TOTAL PAYROLL

$ ________ Transfer to Front

47. TOTAL CONTRACTS

(Recapitulation from Expense Categories)

A. Cleaning $ ________
B. Repairs & Maintenance $ ________
C. Roads/Grounds $ ________
D. Security $ ________
E. Administrative (Mgt. Legal, Audit Fees) $ ________
F. TOTAL CONTRACTS

$ ________ Transfer to Front

Appendix B

APPENDIX B
PRO FORMA WORKSHEET
1987 EXPERIENCE EXCHANGE REPORT

	BLDG RENTABLE Calculations for determining $ per sq/ft	YOUR BUILDING FIGURES	EER ANALYSIS FIGURES	OFFICE RENTABLE Calculations for determining $ per sq/ft	YOUR BUILDING FIGURES	EER ANALYSIS FIGURES
INCOME ---------						
OFFICE AREA	N/A			25A/12A		
RETAIL AREA	25B/12D			N/A		
OTHER AREA	25C/12D			N/A		
MISCELLANEOUS	25D/12D			N/A		
TOTAL INCOME	27/12D			N/A		
EXPENSE ---------						
CLEANING	28/12D			28/12A + 23A		
REPAIR/MAINT	29/12D			29/12A + 23B		
UTILITIES	30/12D			30/12A + 23C		
RDS/GNDS/SEC	31/12D			31/12D		
ADMINISTRATIVE	32/12D			32/12D		
TOTAL OPER EXP	33/12D			SUM OF TOTAL OPER & FIXED		
FIXED EXPENSES	34/12D			34/12D		
TOTAL OPER + FIXED	35/12D			SUM OF CLEANING, REPAIR/MAINT, UTILITIES, RDS/GNDS/SEC, ADMINISTRATIVE		
LEASING EXPENSE	36/12D			36/12D		

Appendix C

APPENDIX C

BOMA Functional Accounting Guide for Office Building Operations

Editor's Note: *The BOMA Functional Accounting Guide for Office Building Operations that follows is currently being modified and improved to reflect BOMA International's new Standard Chart of Accounts for Office Buildings. The revised BOMA Functional Accounting Guide and Chart of Accounts will be available in early Summer 1988. Please contact the BOMA International Research Department at (202) 289-7000 for more information.*

Introduction

The Building Owners and Managers Association has compiled and published statistical data on office building operations in its *Experience Exchange Report* (EER) since 1929. The individual analyses contained in the *Experience Exchange Report* are broken down into specific income and expense categories common to office building operations. To assure each participant provides data for the EER that is comparable and accurate, BOMA has encouraged the adoption of uniform accounting methods. The first BOMA Standard Chart of Accounts was developed in the 1920s. This system prescribed a set or chart of accounts to recognize all types of expenditures, and it identified which accounts were to be associated with each income or expense category in the *Experience Exchange Report*. Since the 1920s the accounting procedure has been revised twice, in 1939 and again in 1976.

In 1981, a special task force, made up of senior representatives from major real estate interests throughout the United States and Canada, was appointed to review the BOMA Chart of Accounts. Rather than modifying the existing standard, the task force recommended a radical departure. They felt that while the concept of a BOMA-recommended Chart of Accounts was of value to the industry and should be continued and expanded, it should no longer be viewed as the single "standard" method. Each property manager or owner needed a chart of accounts that he/she could adapt to satisfy the accounting needs of his/her business. Accordingly, BOMA decided to develop a generic "functional" set of income and expense categories applicable to nearly any chart of accounts.

The BOMA Functional Accounting Guide for Office Building Operations provides a uniform performance guideline that can be used to compare an individual office building with like office buildings throughout the industry. And, because it is based on functional income and expense categories, the method can be easily adapted to an existing chart of accounts or used to develop a new chart.

In this section is a detailed listing of BOMA's recommended functional accounts. Since 1982, BOMA International has been using this functional classification method in its *Experience Exchange Report* with great success. The first year BOMA employed the functional accounting system for data collection, its sample size increased by approximately 50%, an indication of its wide range of acceptability.

We hope that this functional accounting approach will serve to assist the office building industry in analyzing operating data from many different office buildings in a consistent and comparable basis.

Guidelines for Applying the BOMA Functional Accounting Guide for Office Building Operations

Listed below are several guidelines that should be followed in applying the BOMA Guide:

1. The BOMA Guide is designed for commercial mixed-use buildings whose space is predominantly used for offices with secondary space utilizations for retail, public, etc. It should be noted, however, that the guide is just as applicable to government-owned or privately-owned single tenant buildings.

2. Accounting requirements differ greatly between properties depending upon a multitude of factors, and it is necessary that one be aware of and have a comprehensive understanding of salient factors in setting up an accounting system. If done incorrectly, a system will prove either inadequate (with additional costly accounting or auditing work required) or overbuilt (with unnecessary costs routinely incurred).

Below are some of the critical influences on accounting requirements.

(a) Tenant lease requirements with respect to documenting and reporting expense figures to tenants.

(b) Owner/Management requirements for monitoring building performance.

(c) Permanent lender requirements for monitoring building performance, compliance with any loan restrictions, and tracking rental achievements relative to loan value.

(d) Public government tax authorities' requirements.

(e) Partnership/Syndication requirements.

(f) Consolidation of a property's figures into a parent company's (or division's) different chart of accounts.

(g) Industry data, such as the *BOMA Experience Exchange Report*, that one may want to conveniently compare.

All of the above factors must be closely analyzed to develop an accounting system that will meet the expected needs, and it is helpful to review the issues with other accounting practitioners involved in the office building industry.

3. Several aspects of property operations do not receive detailed consideration by the BOMA Functional Accounting Guide for various reasons.

(a) Parking Income and Expenses: Customarily, in downtown properties, on-site parking is treated as a separate profit center from the office building enterprise. It is recommended that parking be treated separately unless parking is provided free to building occupants on an unrestricted or equally proportioned basis, as is the case with most suburban buildings.

(b) Financing Expenses: Methods of financing buildings do not significantly influence operating costs, and comparisons are not generally thought helpful. It is important to note that leasing (as opposed to borrowing to outright purchase) building systems that are installed as long-lived fixed equipment can and should be considered an alternative method of financing. Therefore, such leasing costs should not be considered operating expenses of the property. Debt service (both principal payments and interest expense) and ground rent are the primary financing costs that fall under this category.

(c) Depreciation: In the accounting sense, depreciation has little if any relationship to building operations. However, where tenant leases allow, depreciation (or some agreed upon amortization of acquisition cost) of capital improvements that were purchased so as to reduce or avoid known operating costs the tenants pay for anyway may be permitted to be charged into the operating expenses for recovery from the tenants.

(d) Capital Improvements: Expenditures for improving or adding fixed assets to a building's balance sheet, whether in the form of permanent additions or modifications to the structure or finishes, of long-lived additions or improvements to stationary mechanical equipment, or of any other costs which, under the particular accounting rules of the organization in question, are classified as a capital improvement. While such costs often have a bearing on operating costs, comparisons between buildings are not considered helpful.

Definitions of Functional Accounting Categories

Income Categories

1. Rental Income—Income from all rentable space, including the fair market value of space occupied by owner or manager. Include normal escalation income and normal operating expense recovery here in the appropriate category. Note: The intent is to pick up all rent and all reimbursement of normal (meaning landlord required services) operating expenses. In "Gross" leases the rent already includes a provision for operating expenses often with some method of adjusting ("escalating") the operating expense part from year to year, depending on an index or the building's actual costs. In "Net" leases, the rent contains no provision for operating expenses, and the landlord uses some method of obtaining direct reimbursement ("recovery") from tenants. Do not include parking income here.
   (a) Office Space Rental Income—Base rental and operating expense escalation/recovery income from office areas.
   (b) Retail Space Rental Income—Bases rental and operating expense escalation/recovery and percentage rental income from retail space in the office building (example: boutique, sandwich shop, etc.) Note: Retail may generally be defined as tenants whose space is devoted to merchandising to or serving the general public with extensive investments in inventory and/or associated trade furniture and fixtures; who have relatively few employees; whose rent is often based on a structure substantially different from office areas, and who often provide their own maintenance and housekeeping within their premises. Some tenants, for instance a securities firm located on the ground floor, may not conform to all of the above criteria and may be difficult to classify. Another way to look at it could be to ask yourself, If the space were vacant, how would I remarket it? As office space or retail space?
   (c) Other Space Rental Income—Rental income from storage areas, etc.
2. Miscellaneous Income—All nonrental income. Includes tenant payment for extraordinary services not included in lease (if the costs to provide those services are not expensed, then include only the associated net profit), wastepaper sales, vending machine collections, and non-lease-provided energy sales to tenants or other purchasers, and all other income beyond rent. Do not include any normal escalation income here.

Expense Categories

1. Cleaning—All required items for both daytime and nighttime cleaning of offices, public areas, atriums, elevators, restrooms, windows, etc. Includes upkeep and ordinary expensed replacement of cleaning equipment and supplies. Does not include any expenses for machine rooms and other restricted access areas.
   (a) Payroll—Payroll, taxes, and fringe benefits for directly employed cleaning personnel, including salaried supervisors or managers.
   (b) Contract Services—Individuals/firms contracted from outside the normal building staff to perform specified cleaning tasks. Included here might be everything from normal space cleaning to window washing, drapery and carpet cleaning, and so on.
   (c) Supplies/Materials/Miscellaneous—Ordinary cleaning supplies and materials plus upkeep or replacement of cleaning equipment.
   (d) Trash Removal—Includes all trash removal expenses.
2. Repairs and Maintenance—All expenses for elevator, HVAC, electrical, structural/roof, plumbing, and other building maintenance (including common areas and general upkeep). Total payroll from individual item categories should be included in Payroll. Contract services and designated supplies should be included in individual item categories.
   (a) Payroll—Payroll, taxes, and fringe benefits for directly employed operating engineering and maintenance personnel including salaried operating or chief engineer.
   (b) Elevator—Includes contract services and supplies/materials.
   (c) HVAC—Includes contract services and supplies/materials.
   (d) Electrical—Includes contract services and supplies/materials.
   (e) Structural/Roof—Includes contract services and supplies/materials expensed during the operating year.
   (f) Plumbing—Includes contract services and supplies/materials for domestic water and sewage services. Does not include piping for the mechanical system, sprinkler/standpipe system.
   (g) Fire and Life Safety—Includes contract services and supplies/materials.
   (h) Other Building Maintenance/Supplies—Includes contract and services for general upkeep (including nontenant areas such as lobbies, hallways, and so on) and all other repair and maintenance expenses not allocated to the categories above.

3. **Utilities**—All utilities expensed to building. Includes any energy that is submetered, even if you are receiving income for it; show the total expense, not the net expense after tenant reimbursement.
    - (a) Electricity
    - (b) Gas
    - (c) Fuel Oil
    - (d) Purchased Steam
    - (e) Purchased Chilled Water
    - (f) Coal
    - (g) Water/Sewer
4. Roads/Grounds/Security—These items are grouped together solely for convenience. Generally speaking, downtown buildings have higher security expenses and lower roads and grounds expense; suburban buildings have the opposite situation.
    - (a) Roads/Grounds—Any expense related to exterior maintenance other than the building structure (or related remote mechanical equipment) such as landscaping, snow removal, parking lot repairs, site signage, site lighting, etc. Note: If a suburban parking lot charges a parking fee, do not include any of its maintenance costs here.
        - 1) Payroll—Payroll, taxes, and fringe benefits for directly employed roads/grounds personnel.
        - 2) Contract Services—Individuals/firms contracted from outside the normal building staff to perform specified roads/grounds tasks.
        - 3) Other Roads/Grounds Expense—Maintenance supplies and materials, such as fertilizer, ice melt chemicals, etc., used in upkeep of exterior areas.
    - (b) Security—Expenses related to the security of tenants and building.
        - 1) Payroll—Payroll, taxes, and fringe benefits for directly employed security personnel.
        - 2) Contract Services—Individual/firms contracted from outside the normal building staff to perform specified security tasks.
        - 3) Other Security Expense—Ordinary supplies necessary to operate a security program such as batteries, control forms, access cards, etc., as well as contract services/supplies for repair and maintenance of fire alarm systems, sprinkler systems, and fire pumps.
5. Administrative—Expenses directly connected with administration of the building. Does not include general maintenance/operations costs.
    - (a) Payroll—Payroll, taxes and fringe benefits for directly employed administrative personnel such as building manager, building secretary, and assistant building manager. (Engineering, maintenance, and other building staff should go in other appropriate categories).
    - (b) Management Fees—For building managed under a management contract.
    - (c) Legal Fees—Pertaining to operation of the building such as labor disputes, contractor agreements, etc. Does not include legal costs pertaining to leasing.
    - (d) Audit Fees—Accounting, data processing, and auditing costs to the extent necessary to satisfy tenant lease requirements and permanent lender requirements. Should not include costs of owner's income tax work, partnership reporting requirements, or other nonoperating accounting work.
    - (e) General Office Expense—General expense of running and maintaining the building manager's office: supplies, furniture, telephones, temporary office help, postage and so on. Includes "office rent" for the building manager's office calculated at fair market value.
    - (f) Other Administrative Expenses—Expense such as engineering consultants, advertising for employees, service contract solicitation, auto expense, travel and entertainment, training, and any other non-leasing-purpose business licence, dues, and subscriptions or miscellaneous.
6.
    - (a) Real Estate Taxes—Total land and building real estate taxes.
    - (b) Building Insurance—All types of building insurance including fire, casualty, and errors and omissions. Does not include insurance relating to employee benefits.
    - (c) Personal Property Tax
    - (d) Other Tax—Includes any kind of annual or periodic tax or excise tax. Licenses should be reported in Other Administrative Expenses. Payroll tax is included in Payroll categories.
7. Leasing Expense—All cash expenses directly related to the leasing of space regardless of how the expenditures were booked for accounting purposes. Does not include any amortizations of prior year expenditures. The purpose in avoiding the "accounting treatment" of these transactions and focusing on the cash expenditures is to provide a detailed cash basis analysis that should relate to the general market activity of the building's trade area and, in some manners, may be compared to market activity in other trade areas.
    - (a) Advertising/Promotion—Costs for advertising and promoting building space.
    - (b) Commissions and Fees—Leasing commissions and other fees associated with obtaining tenants, as well as legal fees incurred for lease negotiations.
    - (c) Tenant Alterations—Alteration expenditures made during the year to retain current tenants or secure new tenants, including the value of building standard items supplied from inventory and deducting all tenant contributions toward alterations cost.
    - (d) Buy-outs—Expense of buying out existing tenants.

Appendix D

AMERICAN NATIONAL STANDARD

An American National Standard implies a consensus of those substantially concerned with its scope and provisions. An American National Standard is intended as a guide to aid the manufacturer, the consumer, and the general public. The existence of an American National Standard does not preclude anyone, whether he has approved the standard or not, from manufacturing, marketing, purchasing, or using products, processes, or procedures not conforming to the standard. American National Standards are subject to periodic review and users are cautioned to obtain the latest editions.

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Preface

In 1915 the Building Owners and Managers Association International developed the first standard method of floor measurement for office buildings. This was readily accepted as a national standard and served the industry for more than thirty-five years without occasion for amendment. With the advent of "block type" building design, a revised standard method of floor measurement was adopted by the Building Owners and Managers Association International in 1952. This was further revised in 1955 to become the American National Standard, of which BOMA International was a co-sponsor.

In 1971 the Standard was again revised to reflect modern leasing concepts and practices in effect at that time. BOMA International again revised the Standard in 1980 to further clarify the point to which measurements are taken relative to the exterior wall of a building and to establish the two basic methods that are used in measuring the office area of a given floor.

The American National Standard for measuring office areas in a building is the result of joint action by participating organizations under the auspices of the American National Standards Institute.

Originally adopted September 15, 1915 - Reissued (without change) December 1, 1925 - Revised and reissued December 8, 1952 - Revised and readopted December 6, 1955, and reissued January 10, 1956 -Reprinted April, 1963; April, 1966; April, 1970. Revised and readopted June, 1971 and reprinted April, 1972; February, 1973; August, 1976. Revised and readopted June, 1980 and reissued August, 1980.

AMERICAN NATIONAL STANDARD
Z65.1 - 1980 Method for Measuring Floor Space in Office Buildings (revision of ANSI Z65.1 - 1972) Approved July, 1980.

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Foreword

(This Foreword is not a part of American National Standard Method for Measuring Floor Area in Office Buildings, ANSI Z65.1 -1980).

The purpose of a standard is to permit communication and computation on a clear and understandable basis. Another important purpose is to allow comparison of values on the basis of a generally agreed upon unit of measurement. The Building Owners and Managers Association International has sponsored the Standard Method of Floor Measurement for more than sixty years. The BOMA Standard has been the one accepted and approved by the American National Standards Institute for many years. The result is a unit of measurement that can be used by building owners, managers, tenants, appraisers, architects, lending institutions and others to compute the floor area of an office building.

It should be noted that this standard can and should be used in measuring office space in old as well as new buildings. It is applicable to any architectural design or type of construction.

The Building Owners and Managers Association International urges all its members and others in the office building industry to use this method to measure office space. This publication also includes the approved method of measuring street level store space in office buildings, and also "construction area" (to be used primarily to determine building cost or value).

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Introduction

This booklet describes standard methods of measuring office building Usable Area, Rentable Area, Store Area, and Construction Area.

Usable Area

This method measures the actual occupiable area of a floor or an office suite and is of prime interest to a tenant in evaluating the space offered by a landlord and in allocating the space required to house personnel and furniture. The amount of Usable Area on a multi-tenant floor can vary over the life of a building as corridors expand and contract and as floors are remodeled. Usable Area on a floor can be converted to Rentable Area by the use of a conversion factor.

Rentable Area

This method measures the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to areas below. The Rentable Area of a floor is fixed for the life of a building and is not affected by changes in corridor sizes or configuration. This method is therefore recommended for measuring the total income producing area of a building and for use in computing the tenant's pro rata share of a building for purposes of rent escalation. Lenders, architects and appraisers will use Rentable Area in analyzing the economic potential of a building.

It is recommended that on multi-tenant floors the landlord compute both the Rentable and Usable Area for any specific office suite.

Store Area

This method measures the ground floor rentable area of an office building for occupancy as store space.

Construction Area

This method of measurement is to be used primarily to determine building cost or value and is not used for leasing purposes except where an entire building is leased to a single tenant.

DEFINITIONS

1) "Finished Surface" shall mean a wall, ceiling or floor surface, including glass, as prepared for tenant use, excluding the thickness of any special surfacing materials such as paneling, furring strips and carpet.

2) "Dominant Portion" shall mean that portion of the inside finished surface of the permanent outer building wall which is 50% or more of the vertical floor-to-ceiling dimension measured at the dominant portion. If there is no dominant portion, or if the dominant portion is not vertical, the measurement for area shall be to the inside finished surface of the permanent outer building wall where it intersects the finished floor.

3) "Major Vertical Penetrations" shall mean stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls, which serve more than one floor of the building, but shall not include stairs, dumb-waiters, lifts, and the like, exclusively serving a tenant occupying offices on more than one floor.

4) "Office" shall mean the premises leased to a tenant for which a measurement is to be computed.

CONVERSION FORMULA

$$\frac{\text{Rentable Area}}{\text{Usable Area}} = \text{Rentable/Usable Ratio (“R/U Ratio”)}$$

Usable Area x R/U Ratio=Rentable Area

$$\frac{\text{Rentable Area}}{\text{R/U Ratio}} = \text{Usable Area}$$

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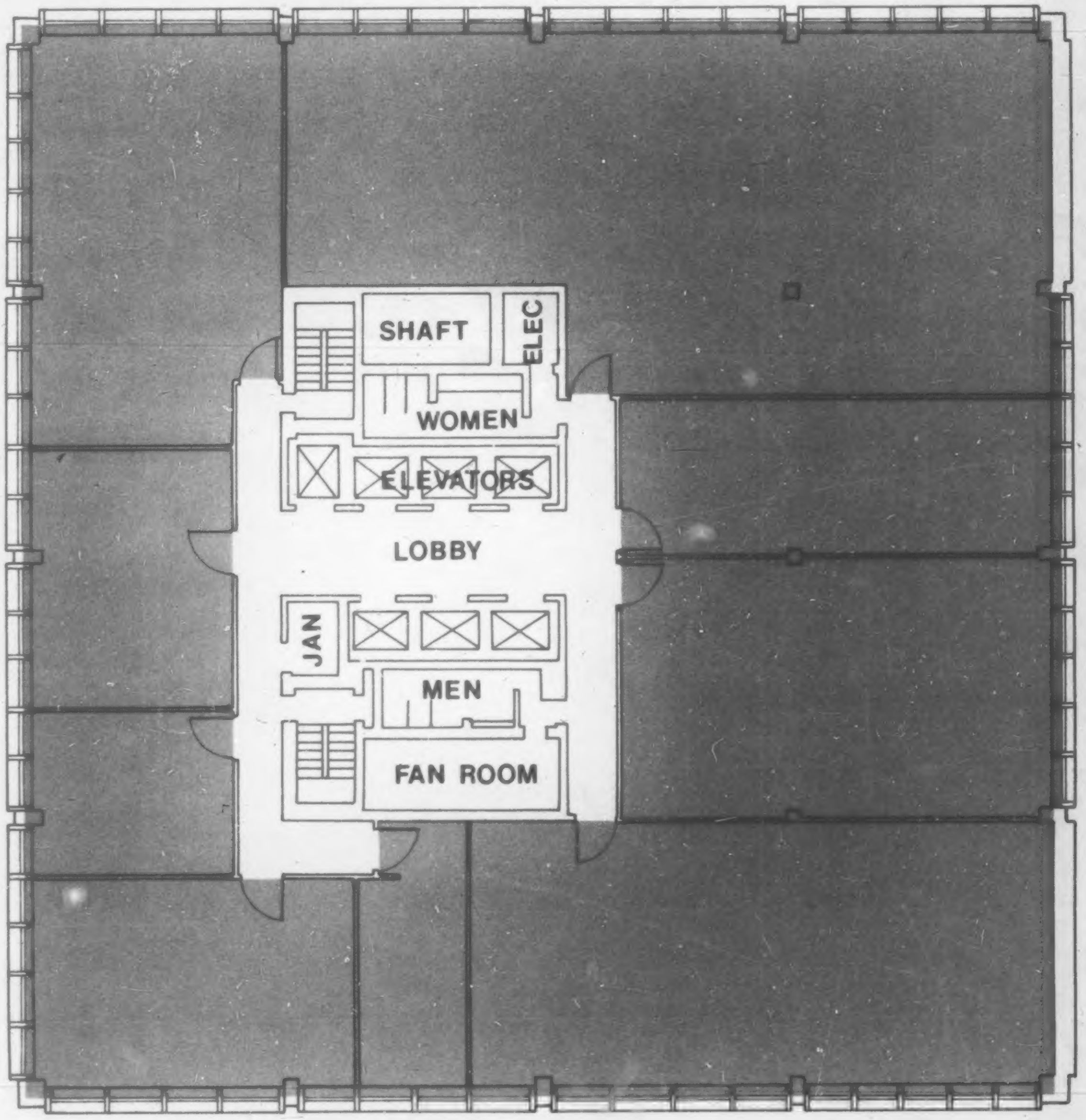
Usable Area

The Usable Area of an office shall be computed by measuring to the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining Usable Areas, and to the inside finished surface of the dominant portion of the permanent outer building walls.

No deductions shall be made for columns and projections necessary to the building.

The Usable Area of a floor shall be equal to the sum of all Usable Areas on that floor.



*Note: Assumes glass line as illustrated is the dominant portion. See illustrations "A" through "D".

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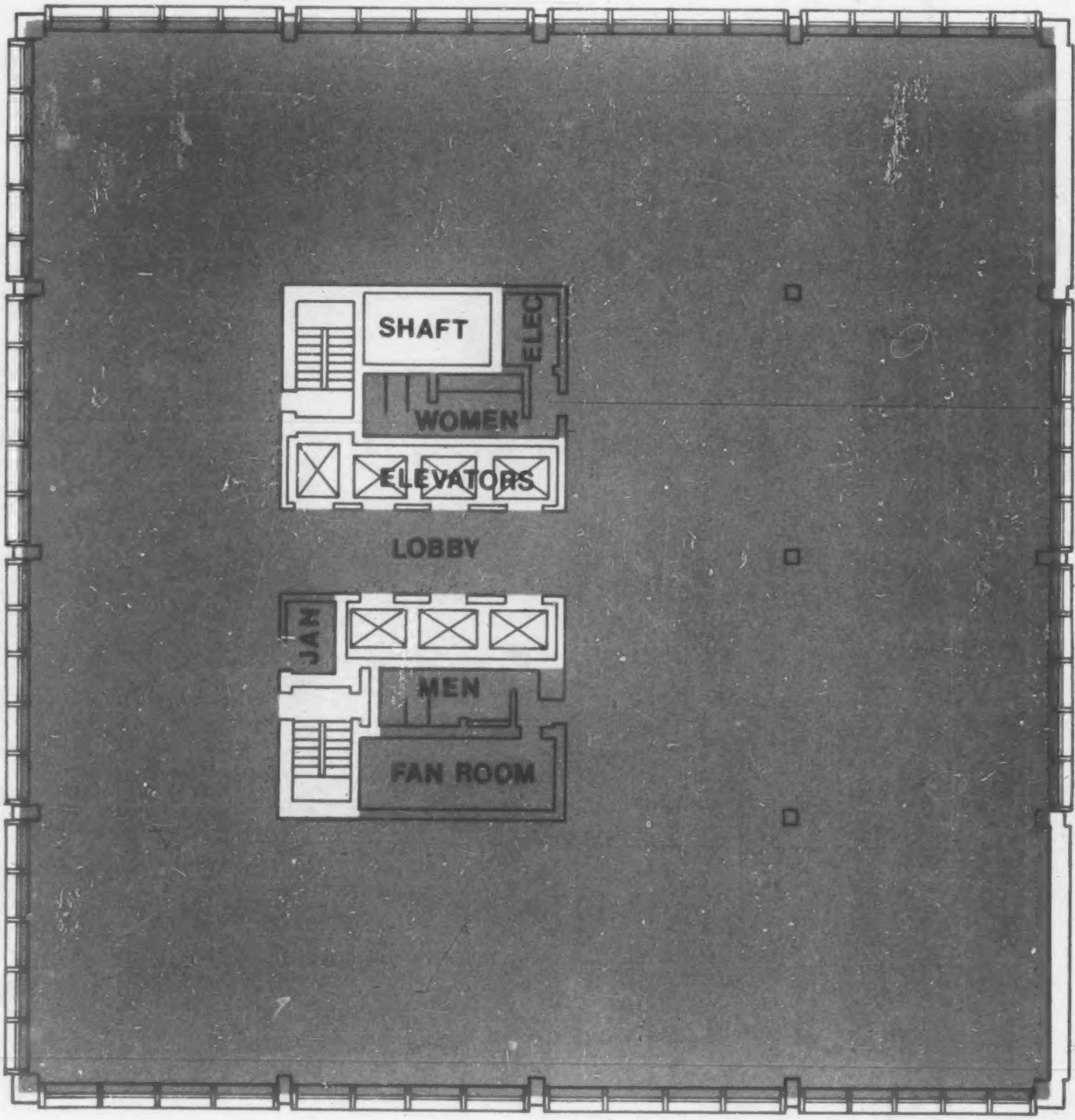
Rentable Area

The Rentable Area of a floor shall be computed by measuring to the inside finished surface of the dominant portion of the permanent outer building walls, excluding any major vertical penetrations of the floor.

No deductions shall be made for columns and projections necessary to the building.

The Rentable Area of an office on the floor shall be computed by multiplying the Usable Area of that office by the quotient of the division of the Rentable Area of the floor by the Usable Area of the floor resulting in the "R/U Ratio" described herein.



*Note: Assumes glass line as illustrated is the dominant portion. See illustrations "A" through "D".

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Construction Area

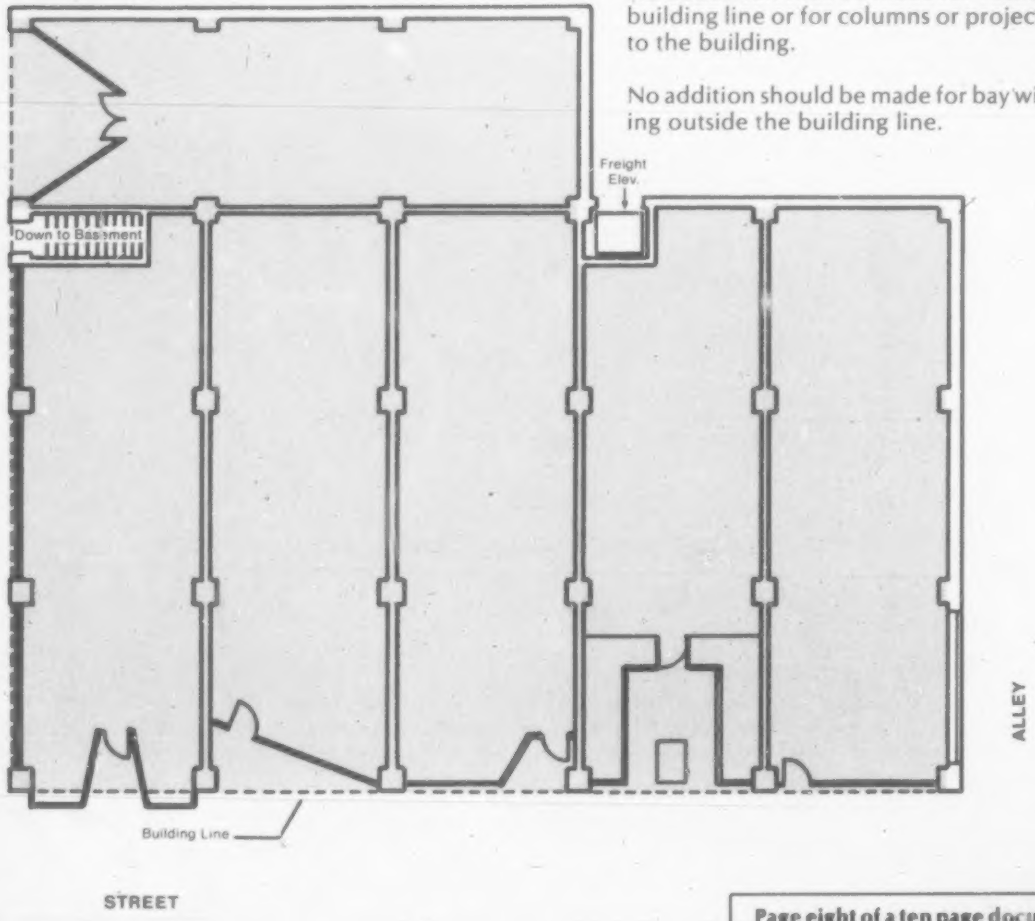
The Construction Area of a floor shall be computed by measuring to the outside finished surface of permanent outer building walls. The Construction Area of a building shall be the sum of the Construction Area of all enclosed floors of the building, including basements, mechanical equipment floors, penthouses, and the like.

Store Area

The number of square feet in a ground floor **Store Area shall be computed by measuring from the building line in the case of street frontages, and from the inner surface of other outer building walls and from the inner surface of corridor and other permanent partitons and to the center of partitions that separate the premises from adjoining rentable areas.**

No deduction shall be made for **vestibules inside the building line or for columns or projections necessary to the building.**

No addition should be made for bay windows extending outside the building line.



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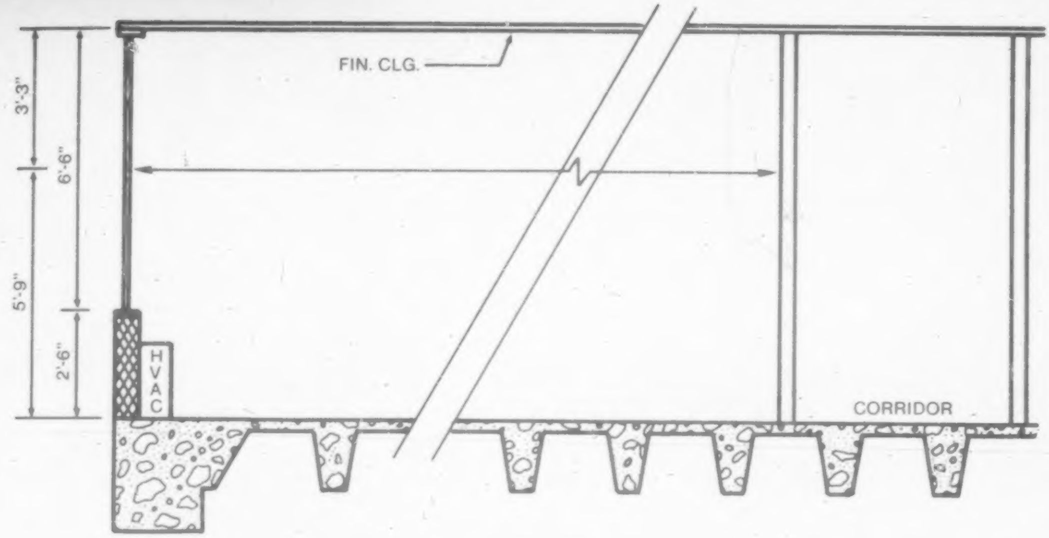
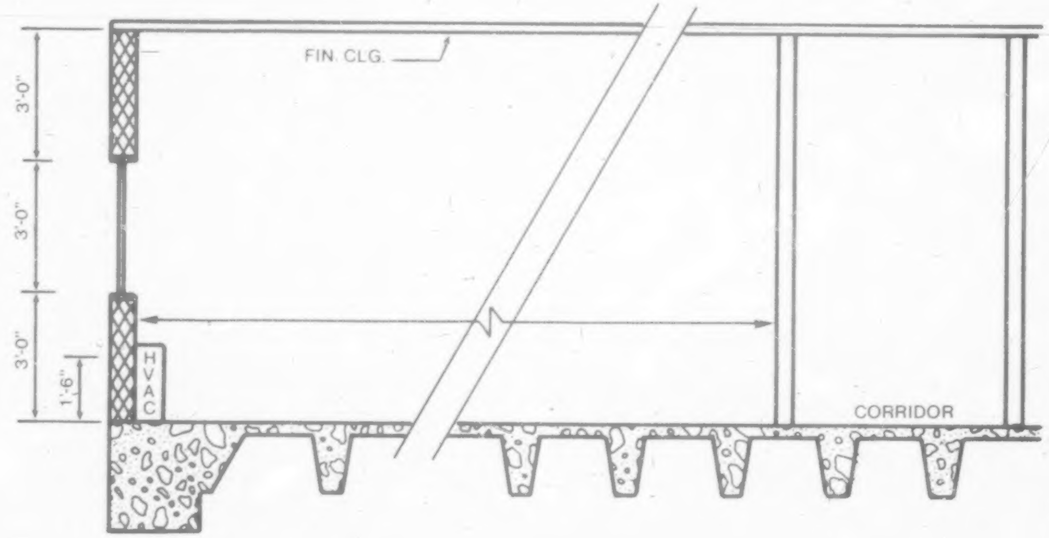


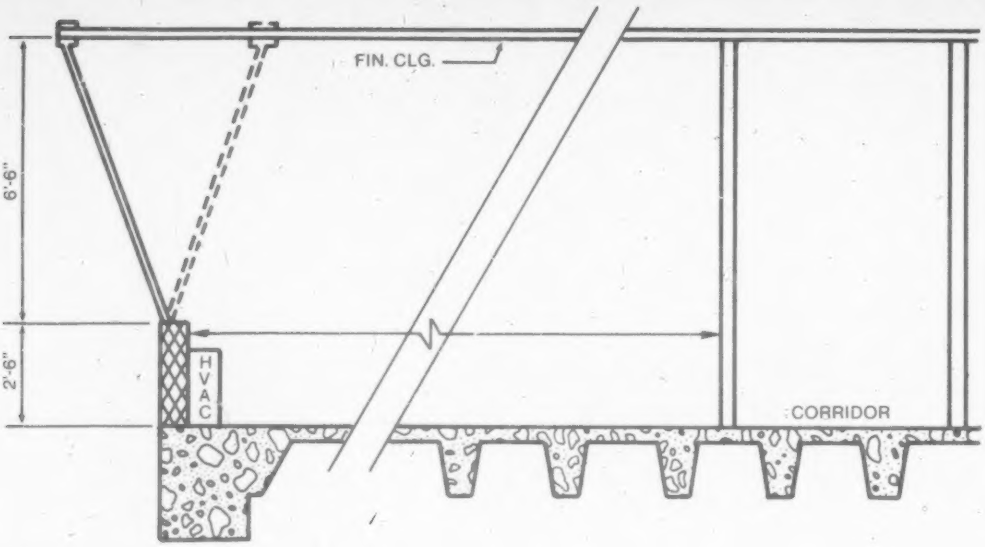
Illustrates a vertical permanent outer building wall where glass comprises 50% or more of the vertical floor-to-ceiling dimension and, therefore, is the dominant portion. Points of measurement are shown by the connected arrows.

Ⓑ



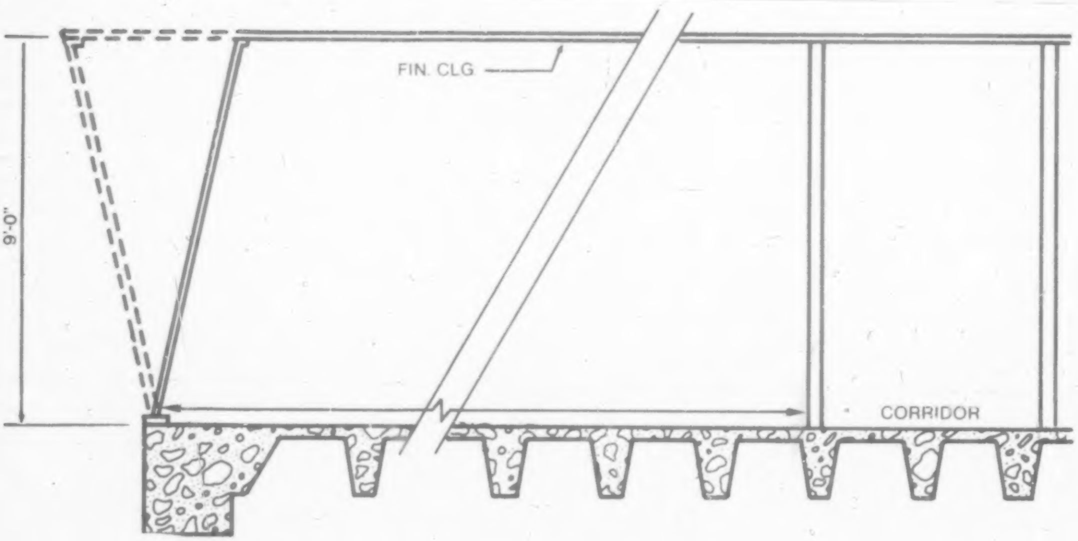
Illustrates a vertical permanent outer building wall where non-glass material comprises 50% or more of the vertical floor-to-ceiling dimension and, therefore, is the dominant portion. Points of measurement are shown by the connected arrows.

Ⓒ


FIN. CLG.
6'-6"
2'-6"
HVAC
CORRIDOR

Illustrates a partially non-vertical permanent outer building wall. Points of measurement are shown by the connected arrows.

Ⓓ


FIN. CLG.
9'-0"
CORRIDOR

Illustrates a non-vertical permanent outer building wall. Points of measurement are shown by the connected arrows.

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